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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2017 11:46 AM PG: 1 OF 5

This Document Prepared By:

Potestivo & Associates, P.C.
Caitlin E Cipri
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Tomasz Citak and Dorota Citak
200 Prospect Ct
Prospect Heights, Illinois 60070

SPECIAL WARRANTY DEED

THIS INDENTURE made this 9 day of December, 2016, between **Capital One, N.A.**, whose mailing address is **C/o Altisource Solutions, Inc., 1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328** hereinafter ("Grantor"), and **Tomasz Citak and Dorota Citak, Husband and Wife, as Tenants by the Entirety**, whose mailing address is **200 Prospect Ct, Prospect Heights, IL 60070** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of **Three Hundred Twenty-Four Thousand Two Hundred Forty-Nine Dollars and 00/100 (\$324,249.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does **GRANT, BARGAIN AND SELL** unto the Grantees, and to their heirs and assigns **FOREVER**, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **200 Prospect Ct, Prospect Heights, IL 60070**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to all matters set forth on Exhibit B.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

COOK COUNTY
RECORDER OF DEEDS

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Executed by the undersigned on December 9, 2016:

GRANTOR:

Capital One, N.A.

By: A. Hazelton

By: Altisource Solutions, Inc., as attorney-in-fact

Name: Louquen Hazelton

Title: Authorized Signor

STATE OF Ga | SS
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOUQUEN HAZELTON personally known to me to be the Authorized Signor of Altisource Solutions, Inc., as attorney-in-fact for Capital One, N.A. and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Signor [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said instrument, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of December, 2016

* Crystal L. Goshey Clarke - Notary Public

Commission expires June 29, 2020

Notary Public

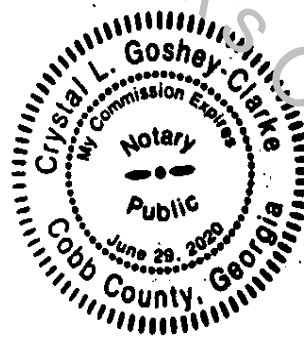
SEND SUBSEQUENT TAX BILLS TO:

Tomasz Citak and Dorota Citak

200 Prospect Ct

Prospect Heights, IL 60070

POA recorded simultaneously herewith



REAL ESTATE TRANSFER TAX

18-Jan-2017



COUNTY:	162.25
ILLINOIS:	324.50
TOTAL:	486.75

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Exhibit A
Legal Description

LOT 6 IN STRAUSS SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 22,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-22-300-032-0000

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Exhibit B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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