

# UNOFFICIAL COPY

Recording requested by:  
Credit Union 1  
450 E 22<sup>nd</sup> Street  
Lombard, Illinois 60148  
800-252-6950

Once recorded, please return to:

Nicholas Kefalos  
Attorney at Law  
Vernor Moran, LLC  
27 N. Wacker Drive, Suite 200  
Chicago, IL 60606-2800

Future Tax Bills to:

Athanasios Gliatis  
35W991 River Grange Road  
St. Charles, IL 60175



Doc# 1701944025 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 10:34 AM PG: 1 OF 4

use only

1678029 1/2

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30<sup>th</sup> day of December, 2016, between CREDIT UNION 1, created and existing under the laws of the United States, (hereinafter "GRANTOR"), and ATHANASIOS GLIATIS, a married person, (hereinafter, "GRANTEE") of 2440 Elder Ln. Franklin Park, IL 60131

WITNESSETH that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee, and to his 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 commonly known as 2440 Elder Lane, Franklin Park, IL 60131.

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 changed, 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.

S Y  
P 4  
S N  
SC Y  
INT Y



This stamp processed pursuant to Section 7-10B-1.2 of the Franklin Park Village Code governing review of documents.



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EXHIBIT A

LOT 23 IN BLOCK 11 IN WESTBROOK UNIT 6, BEING MILLS AND SONS SUBDIVISION IN THE EAST 1/2 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITUATED IN COOK COUNTY, ILLINOIS.

Tax ID No.: 12-28-409-041-0000

2440 Elder Ln  
Franklin Park, IL 60131

Property of Cook County Clerk's Office

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## EXHIBIT B

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. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The Term "encroachment" includes, but is not limited to, encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. All covenants, restrictions, conditions, easements, reservations, right-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
5. 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);
6. All roads and legal highways;
7. Rights of parties in possession (if any), and
8. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

Property of Cook County Clerk's Office