UNOFFICIAL COPY

Recording requested by: Credit Union 1 450 E 22nd 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 606% 2830

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/

SPI.CIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th 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")0-F 2440 Elder La.

FranklinPark, 11 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 zgree, 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.





This stamp processed pursuant to Section 7-108-10 M 124 (of the Frinkles Park Village Park Villa

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REAL ESTATE TRANSFER.TAX

12-28-409-041-0000

18-Jan-2017

57.50

115.00

172.50

COUNTY:

ILLINOIS:

TOTAL:

20161201696922 | 1-640-346-816

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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.

executed by the undersig	ned on December 30, 2016.
GRANTOR: //	
Credit Union 1	\wedge
ву:	
Name:	huhter
Title: <u>(iennallaunsil</u>	Supor legal Operations
STATE OF Illinois	Ox
) ss.
COUNTY OF DuPage	

I, the undersigned, a Notary Public in and for sair. County, in the State aforesaid, DO HEREBY CERTIFY that Paul B. Fichter, personally known to me to be the General Counsel and SVP of Legal Operations of Credit Union 1, 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 he signed and delivered the instrument as his free and voluntary act, and as the free and voluntary act and deed of Credit Union 1, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of the day of t

Notary Public

OFFICIAL SEAL LENORE HANSEN

NOTARY PUBLIC MY COMMISSION

STATE OF ILLINOIS EXPIRES 3/3/2018

Commission expires 3-3-18

Prepared by:

Paul B. Fichter General Counsel - Credit Union 1 450 E. 22nd Street, Suite 250 Lombard, IL 60148 (800) 252-6950, Ext. 7216

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IN BLOCK 11 In.
SECTION 28, TOWN.
OR COUNTY, ILLINOIS.

JATED IN COOK COUNTY, ILLINOIS.

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

2440 Elder Ln

Fron Klin Purk J 1 60131

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- 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 covenarius, 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.