

UNOFFICIAL COPY

Doc#. 1731008027 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2017 09:24 AM Pg: 1 of 3

Dec ID 20171001645380
ST/CO Stamp 0-899-452-960 ST Tax \$50.00 CO Tax \$25.00
City Stamp 1-436-323-872 City Tax: \$525.00



Commitment Number# 170272346RM

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
SBH Investment Group LLC
73 E. Lake St. #3706
Chicago, IL 60601

Mail Tax Statements To: SBH Investment Group LLC; 73 E. Lake St, #3706, Chicago, IL 60601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-22-226-023-0000

SPECIAL WARRANTY DEED

Bank of America, National Association, whose mailing address is **2505 W. Chandler Blvd, Chandler, AZ 85224**, hereinafter grantor, for **\$50,000.00 (Fifty Thousand Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **SBH Investment Group LLC**, hereinafter grantee, whose tax mailing address is **73 E. Lake St, #3706, Chicago, IL 60601**, the following real property:

LOT 30 IN BLOCK 6 IN MCCHESENEY'S RESUBDIVISION OF THE NORTH 1/2 OF BLOCKS 1 TO 7 IN MCCHESENEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 6620 S. Rhodes Ave, Chicago, IL 60637

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Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1668929030**

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Commitment Number#170272346

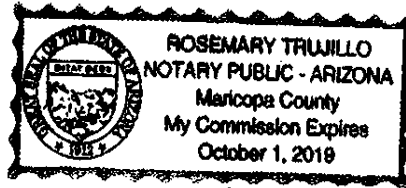
Executed by the undersigned on March 27, 2011 :

Bank of America, National Association,

By: [Signature]

Name: [Signature]

Its: [Signature]



STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on March 27, 2011, by [Signature] its [Signature] on behalf of **BANK OF AMERICA, National Association**, who has produced [Signature] as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph N/A Section 31-45, Property Tax Code

Date: _____

Buyer, Seller or Representative