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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/16/2018 11:41 AM PG: 1 OF 5

This Document Prepared By:

Potestivo & Associates, P.C.
Kimberly J. Goodell
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606

After Recording Return To:

Heather Camille Williams
2250 S. 15th Avenue
Broadview, Illinois 60155

SPECIAL WARRANTY DEED

THIS INDENTURE made this 28 day of December, 2017, between **CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 3**, whose mailing address is **c/o Altisource Asset Management Corporation, 5100 Tamarind Reef, Christiansted, VI 00820** hereinafter ("Grantor"), and **Heather Camille Williams - a single person** whose mailing address is **2250 S. 15th Avenue, Broadview, IL 60155** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), 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 **3529 South King Drive, Unit 3S, Chicago, IL 60653**.

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances

JD

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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**

Property of Cook County Clerk's Office

RECC

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Executed by the undersigned on December 28, 2017:

GRANTOR:

CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 3

By: Altisource Residential, L.P., its Administrator

By: Yvette D. Malloy Attorney in Fact

Name: Yvette D. Malloy

STATE OF GEORGIA
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvette Malloy, personally known to me to be the Attorney in Fact of Altisource Residential, L.P., its Administrator for CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP Trust 3 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 Signer [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 Authorized Signer, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of December, 2017

Nicole Leah Shlomo

Commission expires Nov. 7, 2021
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Heather Camille Williams
2250 S. 15th Avenue
Broadview, IL 60155

POA recorded simultaneously herewith

REAL ESTATE TRANSFER TAX	16-Feb-2018
CHICAGO:	1,203.75
CTA:	481.50
TOTAL:	1,685.25 *



17-34-400-096-1008 | 20171201668070 | 2-049-417-760

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	16-Feb-2018
COUNTY:	80.25
ILLINOIS:	160.50
TOTAL:	240.75



17-34-400-096-1008

20171201668070 | 0-081-816-096

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Exhibit A Legal Description

PARCEL 1:

UNIT NUMBER 3529-3 IN THE 3527 S. KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 2 AND 3 AND THE NORTH 6 INCHES OF LOT 4 IN SNYDACKER'S RESUBDIVISION OF LOTS 18, 19 AND 22 IN RUCKER AND LANGLEY'S SUBDIVISION OF LOTS 1, 4, 5, 7, 8, 9 AND 10 IN BLOCK 1 IN ELLIS WEST ADDITION TO CHICAGO, IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 28, 2007 AS DOCUMENT NUMBER 0702906024; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-4, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED JANUARY 28, 2007 AS DOCUMENT 0702906024, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **17-34-400-096-1008**

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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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