

UNOFFICIAL COPY

After recording return to:
SERVICELINK
1400 Cherrington Parkway
Moon Township, PA 15108
ServiceLink Number: 170469491



Doc# 1898245045 Fee \$46.00

Mail tax statements to:
The Secretary of Housing and Urban Development
C/O Information Systems and Network Corp.
Shepherd Mall Office Complex
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107-2420

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/23/2018 11:41 AM PG: 1 OF 5

This document prepared by:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 8th day of February, 2018, by and between **BANK OF AMERICA, N.A.**, a mailing address of 7105 Corporate Drive, Plano, TX 75024-4100, hereinafter referred to as Grantor(s) and **SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, a mailing address of C/O Information Systems and Network Corp., Shepherd Mall Office Complex, 2401 NW 23rd St, Suite 1D, Oklahoma City, OK 73107-2420, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Parcel ID No.: 29-14-147-004-0000

Property commonly known as: 15615 Ingleside Avenue, Dolton, IL 60419

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX **No 21331**
ADDRESS 15615 Ingleside Ave
ISSUE 3-22-18 EXPIRED 4-22-18
AMT 50.00
TYPE WTS
VILLAGE COMPTROLLER

JA

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 8th day of February, 2018.

BANK OF AMERICA, N.A.

By **SERVICELINK NLS, LLC, as Attorney-in-Fact**

By: [Signature] 2-8-18
Print Name: Kaitlyn Turnley Date
Title: Assistant Vice President

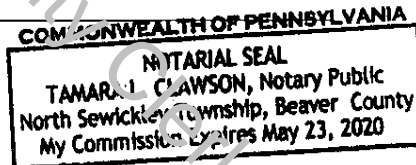
STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On this 8 day of February, 2018, before me, TAMARA L. CLAWSON, the undersigned Notary Public, personally appeared Kaitlyn Turnley known to me (or satisfactorily proven) to be the Assistant Vice President of ServiceLink NLS, LLC, as Attorney-in-Fact for Bank of America, N.A., and whose name is subscribed to the within instrument bearing date of February 8, 2018 and acknowledged that she has executed the same for the purpose therein contained.

In witness whereof, I have hereunto set my hand and official seal.

Tamara L. Clawson 2/8/18
Notary Public Date

Printed Name: TAMARA L. CLAWSON
My commission expires: MY COMMISSION EXPIRES MAY 23, 2020



AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

3/14/18
Date

[Signature]
Signature of Buyer, Seller or Representative

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, BEING SITUATED IN COOK COUNTY, ILLINOIS, AND LEGALLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT #52 IN IVY GARDENS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 10, 1955, AS DOCUMENT NO. 1650095, IN COOK COUNTY ILLINOIS.

PARCEL ID NUMBER: 29-14-147-004-0000

PROPERTY COMMONLY KNOWN AS: 15615 INGLESIDE AVENUE, DOLTON, IL 60419

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, BEING SITUATED IN COOK COUNTY, ILLINOIS, AND LEGALLY DESCRIBED AS FOLLOWS, TO-WIT:

LOT #52 IN IVY GARDENS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 10, 1955, AS DOCUMENT NO. 1650095, IN COOK COUNTY ILLINOIS.

PARCEL ID NUMBER: 29-14-147-004-0000

PROPERTY COMMONLY KNOWN AS: 15615 INGLESIDE AVENUE, DOLTON, IL 60419

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 8th, 2018

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Agent

This 8th day of February, 2018

Tamara L. Clawson
Notary Public
My commission expires **MY COMMISSION EXPIRES
MAY 23, 2020**

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020

The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 12, 2018

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Agent

This 12 day of March, 2018

Brandy Durr
Notary Public
My commission expires: **My Commission Expires
December 26, 2021**

Commonwealth of Pennsylvania - Notary Seal
Brandy Durr, Notary Public
Beaver County
My commission expires December 26, 2021
Commission number 1324392
Member, Pennsylvania Association of Notaries

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)