

WARRANTY DEED (Illinois)

THIS DEED is made as of the 9 day of APRIL, 2018, by and between



Doc# 1814113053 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/21/2018 01:14 PM PG: 1 OF 4

CLIFFORD FARMBY AND
CHARMAINE FARMBY, F/K/A
CHARMAINE SHADWICK
HUSBAND AND WIFE
("Grantor," whether one or more),

and

S R US GROUP, LTD

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

THE NORTH 27 FEET OF LOT 27 AND THE SOUTH 14 FEET OF LOT 28 IN BLOCK 14 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOS.

COMMONLY KNOWN AS: 321 48TH AVE., BELLWOOD, IL 60104

PARCEL INDEX NUMBER (PIN): 15-08-¹²⁹-042-0000 VOL: 158

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2017 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has

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caused its name to be signed to these presents, this 9 day of April, 2018.

Clifford Farmby
CLIFFORD FARMBY

Charmaine Farmby
CHARMAINE FARMBY F/K/A
CHARMAINE SHADWICK

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Hymon & Blair PC (172610)
111 McHenry Rd., Ste 125
Buffalo Grove IL 60089

SEND SUBSEQUENT TAX BILLS TO: SR US GROUP, LTD
321 48TH AVE., BELLWOOD, IL 60104

OR RECORDER'S OFFICE BOX NO. _____

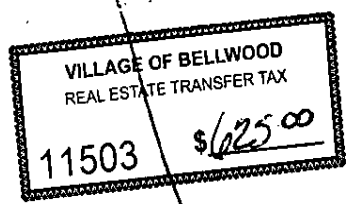
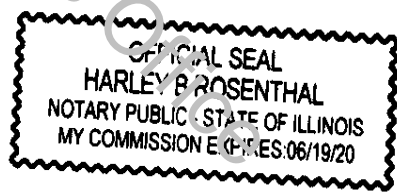
State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that CLIFFORD FARMBY and CHARMAINE FARMBY F/K/A CHARMAINE SHADWICK, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth

Given under my hand and official seal, this 9 day of April, 2018.

Notary Public *[Signature]*

My Commission Expires: 6-19-20



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EXHIBIT A

THE NORTH 27 FEET OF LOT 27 AND THE SOUTH 14 FEET OF LOT 28 IN BLOCK 14 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Sale of Property: For the period between 31 and 90 calendar days after the closing, the purchaser is prohibited from selling the property for a gross sales price greater than 120% of the short sale price. If the escrow and/or title agent handling the closing is aware of any agreement whereby the buyer is to transfer title or possession of the property to any entity, including the borrower or a third party, the closing agent must obtain the prior written approval of Bank of America, N.A.

Property of Cook County Clerk's Office

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726 732

REAL ESTATE TRANSFER TAX

17-May-2018



COUNTY:	62.00
ILLINOIS:	124.00
TOTAL:	186.00

15-08-229-042-0000

| 20180401638151 |

2-123-705-632

Property of Cook County Clerk's Office