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Doc#: 1817718041 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/26/2018 11:12 AM Pg: 1 of 4

18NW7133689NP
CT-DNP-LAD

1082

Prepared by:

Dec ID 20180601698325
ST/CO Stamp 1-327-988-000 ST Tax \$49.00 CO Tax \$24.50

Dennis P. Lindell, Esq.
Lindell & Tessitore P.C.
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:

CORREDA RIZER
1259 MACKINAW AVE
CALLUMET CITY, IL 60409

Mail Tax Bills to:

CORREDA RIZER
1259 MACKINAW AVE
CALLUMET CITY, IL
60409

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **OPTP 2017 FRS I, LLC**, an Illinois limited liability company ("Grantor"), with an address of 9700 West Higgins Road, Suite 650, Rosemont, IL 60018, **CONVEYS AND SPECIALLY WARRANTS** to **CORREDA RIZER**, a SINGLE woman ("Grantee"), with a principal address at 1259 MACKINAW AVE, CALLUMET CITY, IL 60409, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND MADE PART HEREOF**

The subject Real Estate does not constitute homestead property of Grantor

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed;

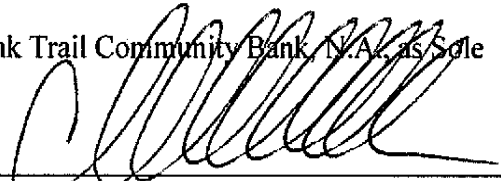
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that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11th day of June, 2018

GRANTOR: OPTB 2017 FRS I, LLC, an Illinois limited liability company

By: Old Plank Trail Community Bank, N.A., as Sole Member


By: 
Christopher Swieca

Title: Senior Vice President of Sole Member

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, NATASA MILICIC, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Swieca personally known to me to be the Senior Vice President of Old Plank Trail Community Bank, N.A., sole member of OPTB 2017 FRS I, LLC, an Illinois limited liability company 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 Senior Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 11th day of June, 2018.



"OFFICIAL SEAL"

NATASA MILICIC

Notary Public, State of Illinois

My Commission Expires 10/10/20

Special Warranty Deed
Grantee: Correda Rizer
Grantor: OPTB 2017 FRS I, LLC
Property Address: 17002 Lorenz Avenue, Lansing, IL 60438
Parcel Number: 30-30-205-036-0000

REAL ESTATE TRANSFER TAX		13-Jun-2018
COUNTY:		24.50
ILLINOIS:		49.00
TOTAL:		73.50

30-30-205-036-0000 | 20180601698325 | 1-327-988-000

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EXHIBIT A

LEGAL DESCRIPTION

PIN NUMBER: 30-30-205-036-0000

COMMON ADDRESS: 17002 Lorenz Avenue, Lansing, IL 60438

THE NORTH 42 FEET OF LOTS 10, 9, 8, 7 AND THE EAST 17 FEET OF LOT 6 IN BLOCK 2 IN LANSING-CADUMET, BEING A SUBDIVISION OF THE WEST 104 RODS OF THE EAST 132 RODS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes, general and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment 18NW7133689NP with an effective date of April 4, 2018, as amended.
9. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
10. All of the matters, terms, and conditions set forth in that certain Residential Real Estate Purchase and Sale Contract between Grantor and Grantee with an Acceptance Date of April 25, 2018 as may be amended.