

UNOFFICIAL COPY

Doc#: 1822519425 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2018 11:52 AM Pg: 1 of 5

Dec ID 20180801652754
ST/CO Stamp 2-016-702-240 ST Tax \$132.50 CO Tax \$66.25

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Daniel Ira Halpin
8935 100 th Place
Palos Hills, IL 60466

QUIT CLAIM DEED

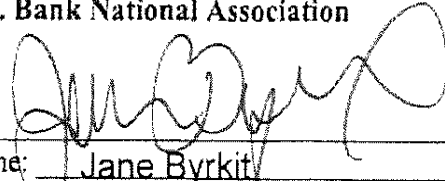
THIS INDENTURE made this 5th day of July, 2018, between **U.S. Bank National Association** hereinafter ("Grantor"), and, **Daniel Ira Halpin**, whose mailing address **8935 100th Place, Palos Hills, IL 60466** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **Ten Dollars and 00/100 (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, does **REMOVE, RELEASE, QUIT CLAIM** unto the Grantees **FOREVER**, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **5760 Dover Road, Oak Forest, IL 60452**.

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 all matters set forth on Exhibit B.

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Executed by the undersigned on July 5th, 2018:

GRANTOR:
U.S. Bank National Association

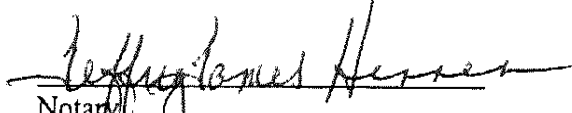
By: 
Name: Jane Byrkit
Title: Officer

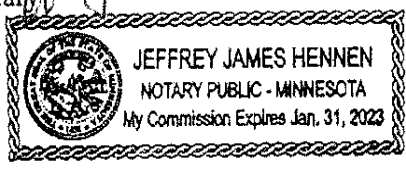
STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me on July 5th, 2018 by Jane Byrkit its Officer on behalf of U.S. Bank National Association, who is known to me or has produced _____ 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.

Given under my hand and official seal, this 5th day of July, 2018.

Commission expires 1-31, 2023
Notary Public


Notary



REAL ESTATE TRANSFER TAX		13-Aug-2018
COUNTY:		66.25
ILLINOIS:		132.50
TOTAL:		198.75
28-17-411-031-0000 20180801652754 2-016-702-240		

SEND SUBSEQUENT TAX BILLS TO:

Daniel Ira Halpin
8935 100th Place
Palos Hills, IL 60466

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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 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.

Property of Cook County Clerk's Office

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Exhibit A
Legal Description

Lot 372 in Warren J. Peters Seventh-Addition El Morro Subdivision, being a subdivision of part of the North 60 acres of the Southeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, according to the plat thereof registered in the office of the registrar of title of Cook County, Illinois on August 30, 1968 as Document No. 2407763, in Cook County, Illinois.

Commonly known as **5760 Dover Road, Oak Forest, IL 60452**

Permanent Real Estate Index Number: 28-17-411-031-0000

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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.