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1907317065D

Doc# 1907317065 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2019 02:54 PM PG: 1 OF 3

Commitment Number: 180566530

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
JJ AND NN PLUS, LLC
12140 South Perry
Chicago, IL 60628

Mail Tax Statements To: JJ AND NN PLUS, LLC; 12140 South Perry, Chicago, IL 60628

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
29-13-104-011-0000

SPECIAL WARRANTY DEED

BANK OF AMERICA, N.A. FOR THE BENEFIT OF NORTHERN TRUST COMPANY FKA NORTHERN TRUST COMPANY, whose mailing address is **2505 W. Chandler Blvd, Chandler, AZ 85224**, hereinafter grantor, for **\$62,055.00 (Sixty Two Thousand Fifty Five Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **JJ AND NN PLUS, LLC**, hereinafter grantee, whose tax mailing address is **12140 South Perry, Chicago, IL 60628**, the following real property:

LOT 11 IN GREENWOOD ESTATES, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, 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 JANUARY 13, 1970 AS DOCUMENT NUMBER 2487779.

SWD Page 1 of 3

REAL ESTATE TRANSFER TAX

14-Mar-2019



COUNTY:	31.25
ILLINOIS:	62.50
TOTAL:	93.75

29-13-104-011-0000

| 20190301616742 | 1-533-316-512

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Property Address is: 15637 Madison Avenue, Dolton, IL 60419

Seller 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 seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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.

Prior instrument reference: **1903949143**

VILLAGE OF DOLTON	No. 22260
WATER/REAL PROPERTY TRANSFER TAX	
ADDRESS <u>15637 Madison Ave</u>	
ISSUE <u>3-11-19</u>	EXPIRED <u>11-11-19</u>
AMT <u>5000</u>	
TYPE <u>WTS</u>	
	VILLAGE COMPTROLLER

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Commitment Number# 180566530

Executed by the undersigned on MARCH 1, 2019 :

BANK OF AMERICA, N.A. FOR THE BENEFIT OF NORTHERN TRUST COMPANY FKA NORTHERN TRUST COMPANY

Date: MARCH 1, 2019

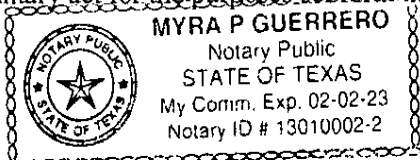
Signature: Tramelle M. Thomas

Full Legal Name: TRAMELLE MARTISE THOMAS

Title: Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on MARCH 1, 2019, by TRAMELLE MARTISE THOMAS its Assistant Vice President on behalf of **BANK OF AMERICA, N.A. FOR THE BENEFIT OF NORTHERN TRUST COMPANY FKA NORTHERN TRUST COMPANY** who has produced DRIVER'S LICENSE 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.



Myra P Guerrero 3-1-19
Notary Public MYRA P GUERRERO

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph N/A Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative