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This Document Prepared By:

Potestivo & Associates, P.C.

Charlotte Haack

223 W Jackson Blvd., Suite 610

Chicago, Illinois 60606

After Recording Return To:

JOHNSON ACHETTU

905 Neil Lane

Glenview, Illinois 60025



2104219080

Doc# 2104219080 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/11/2021 02:14 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE made this 10th day of June, 2020, between **U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND**, whose mailing address is **5380 Excelsior Boulevard, Hopkins, MN. 55343** hereinafter ("Grantor"), and **JOHNSON ACHETTU, MARRIED** whose mailing address is **905 Neil Lane, Glenview, IL. 60025** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$**10.00**), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **COOK** and State of Illinois and more particularly described on Exhibit A and known as **1643 North 44th Avenue, Stone Park, IL. 60165**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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.

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.

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Executed by the undersigned on June 10, 2020:

GRANTOR:

**U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR
BY MERGER OF U.S. BANK NATIONAL
ASSOCIATION ND**

BY: 

Name: Jennifer K. Palmberg

Title: Vice President

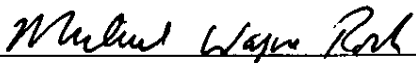
STATE OF Minnesota

SS

COUNTY OF Hennepin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer K. Palmberg personally known to me to be the Vice President of **U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND** 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 Vice President [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said Vice President, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of June, 2020



Notary Public

My Commission Expires: 01/31/2023



SEND SUBSEQUENT TAX BILLS TO:

JOHNSON ACQUETTO
995 Neil Lane
Glenview, IL 60025

REAL ESTATE TRANSFER TAX

11-Feb-2021



COUNTY	40.00
ILLINOIS	80.00
TOTAL	120.00

15-05-205-008-0000

| 20200601600255 | 0-179-909-648

**VILLAGE OF STONE PARK
COOK COUNTY, IL
\$320.00- 1643 N 44th Ave
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4**

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Exhibit A Legal Description

LOT 217 IN MILLS AND SONS MEADOW CREEK, A SUBDIVISION OF THE SOUTH 3/8 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 1/2 OF THE WEST 1/2) LYING NORTH OF LAKE STREET IN SECTION 5, TOWNSHIP 39, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: **15-05-205-008-0000**

Property of Cook County Clerk's Office

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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.