

# UNOFFICIAL COPY

Doc#: 2106439342 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/05/2021 02:20 PM Pg: 1 of 5

Dec ID 20210201637340  
ST/CO Stamp 0-531-975-184 ST Tax \$102.00 CO Tax \$51.00

Chicago Title

2106439342

This Document Prepared By:

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

After Recording Return To:

Oak Leaf Property Management Inc.
13116 Taylor St.
Plainfield, IL 60585

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 25th day of January, 2021, between **U.S. Bank National Association** hereinafter ("Grantor"), and, **Oak Leaf Property Management Inc.**, whose mailing address **13116 Taylor St., Plainfield, IL 60585** (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 CONVEY, GRANT, BARGAIN AND SELL 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 **15224 Hamlin Ave., Midlothian, IL 60445**.

28-14-101-046-0000

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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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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Executed by the undersigned on January 25, 2021:

GRANTOR:  
U.S. Bank National Association

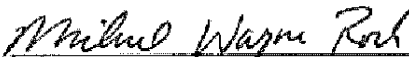
By:   
Name: Jennifer K. Palmberg  
Title: Vice President

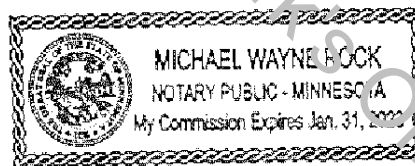
STATE OF Minnesota  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me on January 25, 2021 by Jennifer K. Palmberg its Vice President on behalf of U.S. Bank National Association, who is known to me or has produced N/A 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 25th day of January, 2021.

Commission expires January 31, 2023  
Notary Public

  
Notary



SEND SUBSEQUENT TAX BILLS TO:

Oak Leaf Property Management Inc.
13116 Taylor St.
Plainfield, IL 60585



**VILLAGE OF  
MIDLOTHIAN**  
Real Estate Payment Stamp

**5199**

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## **Exhibit A** **Legal Description**

LOT 321 IN THE FIFTH ADDITION TO BREMENSHIRE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, EXCEPT THEREFROM THE SOUTH 40 ACRES OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 14, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX NO. 28-14-101-046-0000

COMMONLY KNOWN AS: 15224 Hamlin Ave., Midlothian, IL 60445

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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.