



Doc# 2218710060 Fee \$67.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 07/06/2022 12:34 PM PG: 1 OF 9

THIS DOCUMENT WAS)
PREPARED BY)
Fabyanske, Westra, Hart & Thomson P.A.)
333 South Seventh Street, Suite 2600)
Attn. Steven C. Cox)
scox@fwhtlaw.com)

AFTER RECORDING RETURN)
TO:)
ASF TAP II III, LLC)
3565 Piedmont Road NE)
Building One, #200)
Atlanta, GA 30305)

MAIL SUBSEQUENT TAX)
BILLS TO:)
ASF TAP II III, LLC)
c/o Ryan, LLC)
PO Box 56607)
Atlanta, GA 30343)
Site 10 - CCH32201997AMS)

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of June 28, 2022, by and between REO Funding Solutions III, LLC, a Georgia limited liability company, having an address at 4600 Wells Fargo Center 90 South Seventh Street, Minneapolis, Minnesota 55402 ("Grantor") and ASF TAP II III, LLC, a Delaware limited liability company, having an address at 3565 Piedmont Road NE, Building One, #200, Atlanta, GA 30305 ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, REMISE, RELEASE ALIEN, SELL and CONVEY to Grantee and its successors and assigns all the right, title, interest, claim or demand which the Grantor has or may have had in and to the real property, situated in the County of Cook, and State of Illinois, commonly known as Traditions of Olympia Fields Duplexes in Rich, Illinois and legally described on Exhibit A attached hereto and made a part hereof together with the buildings, structures, fixtures, and other improvements located on said real estate and all hereditaments, easements and appurtenances thereunto belonging, or in any way pertaining to said real estate (the "Property"); subject only to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto the Grantee and its successors and assigns forever, subject only to the Permitted Exceptions. Grantor warrants that title for the Property shall be free of any claim by Grantor, or any other person or persons claiming by, through or under Grantor, but does not warrant otherwise.

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to this Special Warranty Deed on the date first set forth above.

GRANTOR:

REO FUNDING SOLUTIONS III, LLC,
a Georgia limited liability company

By: WMS
Name: William Stephen Venable Jr.
Title: Vice President

STATE OF Minnesota)
) ss:
COUNTY OF Hennepin)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William Stephen Venable Jr, the Vice President of REO Funding Solutions III, LLC, a Georgia limited liability company (the "Grantor"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 24 day of June, 2022.

Grace Wilkinson
Notary Public: Grace Wilkinson

Commission Expiration:
1/31/21



REAL ESTATE TRANSFER TAX		05-Jul-2022
	COUNTY:	7.50
	ILLINOIS:	15.00
	TOTAL:	22.50
31-14-104-003-0000		20220601663309 2-105-407-568

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Exhibit A Legal Description

Parcel 1:

Lots 29, 30, 31, and 32 in Traditions of Olympia Fields Phase One, being a Subdivision of part of the North Half of the West Half of the Northwest Quarter of Section 14, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 2004, as document number 0433544022, all in Cook County, Illinois.

Parcel 2:

Lots 26 and 27 in Traditions of Olympia Fields Phase Two, being a Subdivision of part of the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 14, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 2004 as Document No. 0433544021, in Cook County, Illinois.

Parcel 5:

Lots 40 and 43 in Traditions of Olympia Fields Phase Five, being a Subdivision of part of the North 1/2 of the West 1/2 of the Northwest 1/4 of Section 14, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 30, 2004 as Document No. 0433544020, in Cook County, Illinois.

Parcel 7:

The North 1/2 of the West 1/2 of the Northwest 1/4 of Section 14, Township 35 North, Range 13, East of the Third Principal Meridian, (except that part lying North of a line 50 feet South of and parallel to the North Line of Section 14 and except the South 300 feet of the North 1/2 of the West 1/2 of the Northwest 1/4 and except that part bounded and described as follows: beginning at the intersection of the Southerly right of way line of 100 foot Vollmer road with the Easterly right of way line of 83 foot Crawford Avenue; Thence East along the said Southerly right of way line 67 feet; thence Southwesterly to a point on said Easterly right of way line that is 40.20 feet South of the point of beginning; thence North along said Easterly right of way line to the place of beginning; also except those portions falling within the Plats of "Traditions of Olympia Fields Phases One, Two, Three, Four, Five and Six") in Cook County, Illinois.

Address: Vacant lots within the Traditions of Olympia Fields subdivision in Rich, Illinois 60461

Lot Number	Tax ID Number
26	31-14-106-001-0000
27	31-14-106-002-0000
29	31-14-106-004-0000
30	31-14-105-001-0000
31	31-14-105-002-0000
32	31-14-104-003-0000
40	31-14-104-015-0000
43	31-14-104-020-0000
Parcel 7	31-14-107-001-0000

*View Land
Traditions Dr & Vollmer Rd
Olympia Fields, IL
60461*

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Exhibit B Permitted Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
 2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
 3. Easements, or claims of easements, not shown by the Public Records.
 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. 1. Taxes for the year(s) 2021 and 2022
2022 taxes are not yet due or payable.
- 1A. Note: 2021 first installment was due March 1, 2022
Note: 2021 final installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat
31-14-104-003-0000	1 of 9	2021	\$984.93	Paid
Affects lot 32, parcel 1				
31-14-104-015-0000	2 of 9	2021	\$493.04	Paid
Affects lot 40, parcel 5				
31-14-104-020-0000	3 of 9	2021	\$494.41	Paid
Affects lot 43, parcel 5				
31-14-105-001-0000	4 of 9	2021	\$385.62	Paid
Affects lot 30, parcel 1				
31-14-105-002-0000	5 of 9	2021	\$421.93	Paid
Affects lot 31, parcel 1				
31-14-106-001-0000	6 of 9	2021	\$341.67	Paid
Affects lot 26, parcel 2				
31-14-106-002-0000	7 of 9	2021	\$364.35	Paid
Affects lot 27, parcel 2				
31-14-106-004-0000	8 of 9	2021	\$335.52	Paid

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Affects lot 29, parcel 1

31-14-107-001-0000 9 of 9 2021 \$3,842.94 Paid

Affects parcel 7

7. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Rights or claims of parties in possession as tenants only under unrecorded leases.
9. Terms, provisions and fees as contained in the following documents from the Village of Olympia Fields, as follows: (A) Ordinance No. 2003-20, rezoning the Land and granting preliminary PUD approval recorded as Document No. 0410645116. (B) Ordinance No. 2003-20, rezoning the Land for planned unit development and granting preliminary plan approval recorded as document 0419632058 and recorded March 14, 2008 as document 0807416039.

(Affects the Land and other property)
10. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against Handicapped Persons), relating in part to Association, assessments and Lien Therefor, contained in the declaration for traditions of Olympia Fields, recorded May 10, 2005 as document 0513033070, which does not contain a reversionary or forfeiture clause. Assignment of declarants rights made by and between Rbc Real Estate Finance Inc., a Delaware Corporation and Reo Funding Solutions III, LLC, a Georgia Limited Liability Company, recorded August 23, 2013 as document number 1323510072, 1323510073 and 1323510074.

(Affects the Land and other property)

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11. Flood Zone certificate appended to the Plat of Subdivision as follows: Upon inspection of F.E.M.A. Flood Insurance Rate Map, map number 17031C0739F with an effective date of November 6, 2000, it appears that the subject parcel lies within zone "X", other areas, areas determined to be outside 500-year floodplain.

(Affects Parcel 1)

12. Building setback line as shown on the Plat of Subdivision as follows:

25 feet on the North Line of Lot 29.

25 feet on the South Line of Lot 30.

25 feet on the South line and 20 feet on the W line of Lot 31.

20 feet on the East line of Lot 32

(Affects Parcel 1)

13. Public Utility and drainage easement as shown on the Plat of Subdivision as follows:

15 feet on the North Line, 5 feet on the West Line and over the South 5 feet of the North 20 feet of the East 10 feet of Lot 29.

15 feet on the South line, over the East 10 feet of the South 40 feet and over of the Nw corner of Lot 30.

15 feet on the South Line of and over the North 40 feet of Lot 31.

(Affects Parcel 1)

14. Entry Monument easement as shown on the Plat of Subdivision. Note: See Plat for exact location.

(Affects Lot 31 of Parcel 1)

15. Easement in favor of the Commonwealth Edison Company, Ameritech Illinois A.K.A. The Illinois Bell Telephone Company and Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 0433544022, affecting those portions of the Land lying within dotted lines and marked easement.

(Affects Parcel 1)

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16. Grant of way easement from Chicago Title and Trust Company, a corporation of Illinois, as trustee under trust agreement dated October 15, 1958 and known as trust number 40558 to pure transportation company, dated July 29, 1959 and recorded August 26, 1959 as document 17641305 over, through, upon, under and across the Land (the easement location to be determined by a survey to be made by grantee) for the purpose of laying, maintaining, operating, altering, repairing, replacing, removing and relaying a pipeline for the Transportation of Crude Petroleum, gas, etc., and drips, valves, fittings, meters and other equipment and appurtenances as may be necessary or convenient for such operation; together with right of access thereto.

Assignment made to Wolverine Pipe Line Corporation, a Delaware Corporation by Pure Transportation Company, an Ohio Corporation, for said right of way, recorded June 5, 1969 as document 20862338.

Note: See Plat of Subdivision for Exact Location. Note: Document recorded February 14, 2005 as document 0504503009 relating to approval of 6 foot fence and 6 foot path to be placed within the Wolverine Pipe Line Company easement.

(Affects Lots 30 and 31 of parcel 1 and other property)

17. Right of way agreement recorded June 27, 1994 as document 94559158 made by and between Chicago Title and Trust Company Under Trust Agreement Number 40538 and natural gas pipeline of America, its successors and assigns for a non exclusive right of way and easement for the purpose of constructing, operating, maintaining, replacing, changing the size of, testing, altering, moving or removing a subsurface pipeline for the transportation of natural gas or other petroleum products over, under, across and through part of the Land and other property.

Note: See Plat of Subdivision for Exact Location.

(Affects Lots 30 and 31 of parcel 1 and other property)

18. Flood Zone certificate appended to the Plat of Subdivision as follows: Upon inspection of F.E.M.A. Flood Insurance Rate Map, map number 17031C0739F with an effective date of November 6, 2000, it appears that the subject parcel lies within zone "X", other areas, areas determined to be outside 500-year floodplain

(Affects Parcel 2)

19. Building setback line as shown on the Plat of Subdivision as follows: 25 feet on the South Line of Lot 26. 25 feet on the South line and 20 feet on the West Line of Lot 27.

(Affects Parcel 2)

20. Public Utility and drainage easement as shown on the Plat of Subdivision as follows: 15 feet on the South Line and 5 feet on the West Line of Lot 26. 15 feet on the South Line and 5 feet on the North and East lines of Lot 27

(Affects Parcel 2)

21. Easement in favor of the Commonwealth Edison Company; Ameritech Illinois A.K.A the Illinois Bell Telephone Company and Northern Illinois Gas Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the Land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 0433544021.

(Affects Parcel 2)

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22. Flood Zone certificate appended to the Plat of Subdivision as follows: Upon inspection of F.E.M.A. Flood Insurance Rate Map, map number 17031C0739F with an effective date of November 6, 2000, it appears that the subject parcel lies within zone "X", other areas, areas determined to be outside 500-year floodplain.

(Affects Parcel 5)

23. Building set back line as shown on the Plat of subdivision as follows:

20 feet on the East line of Lot 40.

20 feet on the South Line of Lot 43.

(Affects Parcel 5)

Property of Cook County Clerk's Office

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MARY ANN STUKEL
WILL COUNTY RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

} SS.

COUNTY OF ~~WILL~~ COOK

DOCUMENT NO. _____

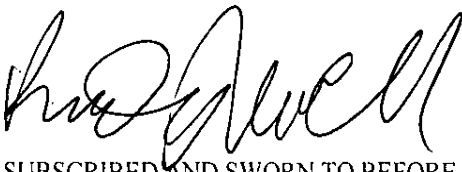
Rudy Newell, on behalf of REO Funding Solutions III, LLC, solely in their capacity as a Vice President of the company being duly sworn on oath, states that REO Funding Solutions III, LLC has an address of 4600 Wells Fargo Center 90 South Seventh Street, Minneapolis, Minnesota 55402. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of the land is into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance or parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than two parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

⑩ The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

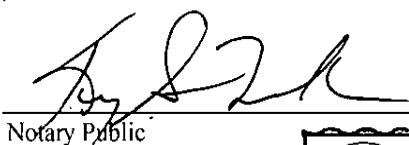
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.



Rudy Newell
Vice President

SUBSCRIBED AND SWORN TO BEFORE ME

this 24th day of June, 2022.


Notary Public