

UNOFFICIAL COPY

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16 2/018 38 001 Page 1 of 6
2000-02-24 14:41:30
Cook County Recorder 31.00

THIS DOCUMENT HAS BEEN
PREPARED BY:

Arnstein & Lehr
120 South Riverside Plaza
Suite 1200
Chicago, Illinois 60606
Raymond J. Werner, Esq.



SPECIAL WARRANTY DEED

7846877, DA, CB
CHARTER-MICHIGAN BANCORP, INC., a Michigan corporation, successor by merger to St. Paul Federal Bank For Savings, successor to Beverly Bank ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by SUBURBAN BANK & TRUST COMPANY, an Illinois banking corporation, ("Grantee"), whose mailing address is 150 Butterfield Road, Elmhurst, Illinois 60126, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has, and by these presents does REMISE, RELEASE, ALIEN and CONVEY, unto Grantee and to its successors and assigns, FOREVER, that certain tract of real property located in Cook County, Illinois, as more particularly described on **Exhibit A** attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever of Grantor, whether in law or equity, and any and all of the improvements located thereon (said real property, together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth in **Exhibit B** attached hereto and made a part hereof.

BOX 333-CTI


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In making this conveyance, the Grantor releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

[The executions begin on the following page.]

Property of Cook County Clerk's Office

COOK
CO. NO. 016
3 0 1 1 3 1




STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

FEB 22 '00 DEPT. OF REVENUE

828.00

P.B. 10686

COOK
CO. NO. 016
3 0 1 1 3 2



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX


FEB 22 '00 DEPT. OF REVENUE

828.00

P.B. 10686

3 2 8 7 4 5

Cook County
REAL ESTATE TRANSACTION TAX



REVENUE
STAMP FEB 22 '00

828.00

P.B. 11427

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed this February 18, 2000.

GRANTOR:

CHARTER-MICHIGAN BANCORP, INC.,
a Michigan corporation

By: *Kenneth L. Urwiller*
Kenneth Urwiller
Its: Vice President

**PLEASE MAIL SUBSEQUENT TAX
BILLS TO:**

Suburban Bank & Trust Company
150 Butterfield Road
Elmhurst, Illinois 60126
Attn: Leslie N. Cheatle, Jr.

**AFTER RECORDING, PLEASE RETURN
TO:**

Schiff Hardin & Waite
6600 Sears Tower
Chicago, Illinois 60606
Attn: Jason A. Zellers

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Veronica Clark, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth Urwiller, personally known to me to be the Vice President of Charter-Michigan Bancorp, Inc., 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 Executive Vice President, he signed, sealed and delivered this instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office this 18th day of February, 2000

Veronica Clark
Notary Public



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EXHIBIT A LEGAL DESCRIPTION

LOTS 21 TO 32, BOTH INCLUSIVE, (EXCEPT THE EAST 4 FEET THEREOF TAKEN FOR CICERO AVENUE) AND LOTS 33 TO 37, BOTH INCLUSIVE, (EXCEPT THE EAST 4 FEET THEREOF TAKEN FOR CICERO AVENUE), IN BLOCK 1 IN MIDWEST HIGHLANDS, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 10312 South Cicero Avenue
Oak Lawn, IL

PIN: 24-16-204-038-0000
24-16-204-039-0000
24-16-204-040-0000

Village of Oak Lawn Real Estate Transfer Tax \$500

Village of Oak Lawn Real Estate Transfer Tax \$500

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Village of Oak Lawn Real Estate Transfer Tax \$200

Village of Oak Lawn Real Estate Transfer Tax \$50

Village of Oak Lawn Real Estate Transfer Tax \$25

Village of Oak Lawn Real Estate Transfer Tax \$5

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EXHIBIT B Permitted Exceptions

1. Real state taxes for the year 1999 and subsequent years not yet due and payable.
2. Rights of William S. Wojcik, Ltd. as tenant under that certain Office Lease dated July 9, 1993, as amended and extended from time to time.
3. Possible unrecorded utility easements along the western lot line suggested by the presence of utility poles on the western lot line and other matters disclosed by the Survey prepared by Joseph A. Schudt & Associates dated February 8, 2000 and bearing Job No. 0001-002.

Property of Cook County Clerk's Office