, UNOFFICIAL CO 2/018 38 001 Page 1 of

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, Esg.



SPECIAL WARRANTY DEED

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, E'minurst, 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, RFLEASE, 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 children located thereon (said real property, together with any and all children 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").

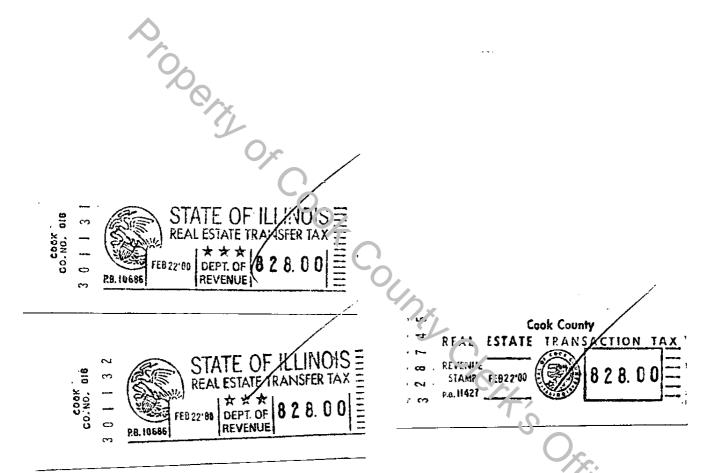
TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, and its successors 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

UNOFFICIAL COPY 36806 Page 2 of 6

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.]



UNOFFICIAL COPY 36806 Page 3 of 6

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

GRANTOR:

CHARTER-MICHIGAN BANCORP, INC., a Michigan corporation

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

UNOFFICIAL COPY 36806 Page 4 of

STATE OF ILLINOIS)SS COUNTY OF LOOK

I, <u>vereica Clark</u>, 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 ris 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 7thury, 2000

OFFICIAL SEAL

NOTARY PUBLIC, STATE OF ILLINOIS COMNUSION EXPIRES:08/12/01 C/O/A/S O/A/CO

- UNOFFICIAL COPY 36806 Page 5 of 16

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

24-16-204-038-0000 PIN:

> 24-16-204-039-0000 24-16-204-040-0000

Village Real Estate Transfer Tax

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Oak Lawn

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UNOFFICIAL COPY 36806 Page 4 of 4

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.
- Possible unrecorded utility easements along the western lot line suggested by the 3. illity loseph.

 Cook County Clerk's Office 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.