

UNOFFICIAL COPY



Doc#: 0517926118  
Eugene "Gene" Moore Fee: \$50.50  
Cook County Recorder of Deeds  
Date: 06/28/2005 11:33 AM Pg: 1 of 3

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made on the 7<sup>th</sup> day of June, 2005, by and between CHARTER ONE BANK, N.A., a national banking association, with an address of c/o Citizens Financial Group, Inc., 480 Jefferson Blvd., Warwick, Rhode Island 02886 (hereinafter "Grantor"), and FIRST STATES INVESTORS 4406, LLC., a Delaware limited liability company, whose address is 1725 The Fairway, Jenkintown, Pennsylvania 19046 (hereinafter "Grantee").

WITNESSETH:

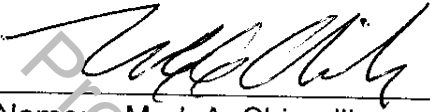
THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain and sell unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporation herein by reference, subject to all matters of record, zoning, use and building regulatory ordinances, if any, and taxes and assessments not yet due and payable, both general and special, and the lease executed between Grantor and Grantee of even date herewith.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor except as aforesaid; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by under or through Grantor.

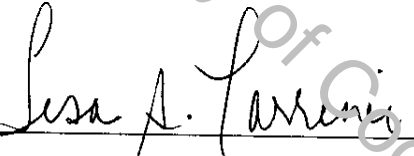
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IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed the day and year above written.

CHARTER ONE BANK, N.A.,  
a national banking association

By:   
Name: Mark A. Chiarelli  
Title: Vice President

ATTEST:

By: 

City of Chicago  
Dept. of Revenue  
385888




Real Estate  
Transfer Stamp  
\$18,375.00

06/28/2005 09:25 Batch 14387 14

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF SUFFOLK

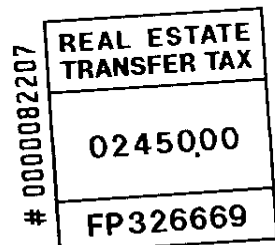
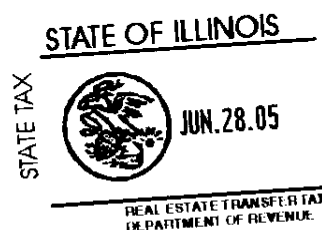
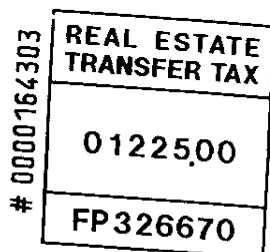
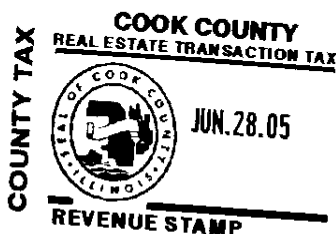
On this 2<sup>nd</sup> day of June, 2005, before me, the undersigned notary public, personally appeared Mark A. Chiarelli, Vice President of Charter One Bank, N.A., proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed as Vice President of Charter One Bank, N.A.

(official seal)

  
Notary Public (Print Name): Joyanne Wise

My Commission Expires: 2/9/07

REORDER ITEM #: TX-1000 LABEL



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EXHIBIT A

COB 4406  
131397 T9200 S. Commercial Ave.  
Chicago, IL

LOTS 1 TO 11, LOT 17 AND THE VACATED ALLEY LYING NORTH OF LOT 17 AND SOUTH OF LOTS 7 TO 11 IN BLOCK 83 IN SOUTH CHICAGO, BEING A SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE, AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

Tax Nos. 26-06-409-001  
26-06-409-002  
26-06-409-003  
26-06-409-004  
26-06-409-005  
26-06-409-006

Mail tax bills to: First States Investors, 4406  
1725 THE FAIRWAY LLC  
JENKINTOWN, PA 19046

After recording return to: attn: Annette Labrecque  
First American Title  
101 Huntington Avenue  
Boston, MA 02199