



Doc#: 0522105238
Eugene "Gene" Moore Fee: \$54.50
Cook County Recorder of Deeds
Date: 08/09/2005 02:23 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 28th 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 AMERICAN FINANCIAL TRS, INC., a Delaware corporation, 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.

After Recording MAIL TO:

FIRST AMERICAN TITLE INSURANCE CO
ATTN: Annette M Labrecque
101 Huntington Avenue
Boston, MA 02199

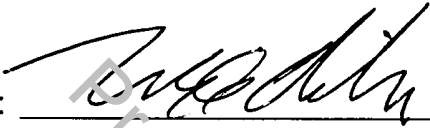
1092
First American Title Order # 131397C

4

UNOFFICIAL COPY

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: 

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 7th 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

MAIL THE Bills TO:

AMERICAN FINANCIAL TRS, INC.
1725 THE FAIRWAY
JENKINTOWN, PA 19046

UNOFFICIAL COPY

EXHIBIT A

COB 4401
131397 C

1357 W. 103rd St.
Chicago, IL

PARCEL 1:

LOTS 1 THROUGH 8 AND LOTS 10 THROUGH 13 ARE IN BLOCK 8 IN WASHINGTON HEIGHTS, TOGETHER WITH LOTS 1 AND 2 (EXCEPT THE NORTH 20 FEET) THEREOF) AND LOT 4 IN THE RESUBDIVISION OF LOT 9 IN BLOCK 8 OF WASHINGTON HEIGHTS SUBDIVISION ALL IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:


LOTS 10, 11 AND THE WEST 11 FEET OF LOT 12 (EXCEPT THE SOUTH 28 FEET THEREOF) AND THAT PART OF VACATED LOOMIS STREET LYING SOUTH OF THE SOUTH LINE OF 103RD STREET AND NORTH OF A LINE 28 FEET NORTH OF THE SOUTH LINES OF LOTS 8 AND 10 IN HART'S SUBDIVISION OF WASHINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Tax# :


25-17-102-001 (Affects Parcel 1)
 25-17-102-002 (Affects Parcel 1)
 25-17-102-003 (Affects Parcel 1)
 25-17-102-004 (Affects Parcel 1)
 25-17-102-005 (Affects Parcel 1)
 25-17-102-006 (Affects Parcel 1)
 25-17-102-007 (Affects Parcel 1)
 25-17-102-008 (Affects Parcel 1)
 25-17-102-009 (Affects Parcel 1)
 25-17-102-015 (Affects Parcel 1)
 25-17-102-016 (Affects Parcel 1)
 25-17-102-017 (Affects Parcel 1)
 25-17-103-016 (Affects Parcel 2)

UNOFFICIAL COPY


Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

 AUG.-9.05
REVENUE STAMP

0000167899
REAL ESTATE TRANSFER TAX
 00775.50
 FP326670

STATE TAX
STATE OF ILLINOIS

 AUG.-9.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023915
REAL ESTATE TRANSFER TAX
 01551.00
 FP326660

CITY TAX
CITY OF CHICAGO

 AUG.-9.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017245
REAL ESTATE TRANSFER TAX
 11632.50
 FP102812