UNOFFICIAL COPY

SPECIAL WARRANTY DEED

16/

THE STATE OF ILLINOIS)
) KNOW ALL MEN BY THESE PRESENTS T HAT:
COUNTY OF COOK	

AMALGAMATED BANK OF CHICAGO, an Illinois banking corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by OMNI NATIONAL BANK, a national banking association ("Grantee"), whose mailing address is Six Concourse Parkway, Suite 2300, Atlanta, Georgia 30328 the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY under Grantee that certain tract of land located in Cook County, Illinois more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of the Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, allows, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Granto: and accepted by Grantee subject only to the following "Permitted Exceptions": (a) general real estate taxes accrued, but not yet payable at the time of closing; (b) any special taxes or assessments, if any, for improvements not yet completed; (c) installments, if any, not due at the date he eof of any special tax or assessment for improvements heretofore completed; (d) building lines and outliding restrictions of record, zoning and building laws and ordinances; (e) private, public and utility easements; (f) conditions, covenants and restrictions of record as to use and occupancy: (g) party wall rights and agreements, if any; (h) existing leases and tenancy; (i) any mortgage or trust deed on the Real Property granted by Grantee; and (j) acts done or suffered by or judg neats against Grantee, or those claiming by, through or under Grantee.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

8715242136D

Box 400-CTCC

Doc#: 0716242136 Fee: \$50.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 06/11/2007 01:29 PM Pg: 1 of 3

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EXECUTED this 16th day of May, 2007, TO BE EFFECTIVE as of the 6th day of May, 2007.

AMALGAMATED BANK OF CHICAGO, an Illinois Bank

By: ______

Name: Robert M. Wrobel Title: President and CEO

STATE OF ILLINO'S

COUNTY OF COOK

This instrument was acknowledged before me on May 16, 2007, by Robert M. Wrobel, President and CEO of Amalgamated Bank of Chicago, an Illinois bank, on behalf of said bank.

Notary Public

Official Seal Debra Ann Adisa Notary Public State of Illinois My Commission Expires 04/02/2011

My Commission Expires:

AFTER RECORDING, RETURN TO:

Janet Litt

Executive Vice President and General Counsel

OMNI National Bank

Six Concourse Parkway

Suite 2300

Atlanta, GA 30328

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

LOT 3, THE NORTH ½ OF LOT 4 AND THE WEST 66 FEET OF THE SOUTH ½ OF SAID LOT 4, IN THE SUBDIVISION OF BLOCK 123, SCHOOL SECTION ADDITION TO CHICAGO, SECTION 16 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE SOUTH HALF OF LOT 4 (EXCEPT THE WEST 66 FEET THEREOF) IN THE SUBDIVISION OF BOCK 123, SCHOOL SECTION ADDITION TO CHICAGO, SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLIPOIS (EXCEPT THAT PORTION OF SAID LOT 4 WHICH WAS CONDEMNED AND TAKEN BY THE CITY OF CHICAGO FOR EXTENSION OF DEARBORN STREET).

17-16-245-001-000 ct property address. 55 W. Van Buren Musso 14





