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This instrument prepared by: Barry Glazer, Esq. Robbins, Salomon & Patt, Ltd. 25 East Washington Street, #1000 Chicago, Illinois 60602

After recording, please mail to: Simon Edelstein, Esq. Attorney at Law 939 West Grace Chicago, Illinois 60613

Please Mail Tax Bills to: Zvarych Insurunci Services, Inc. 5320 South Mulligan Chicago, Illinois 6(633



Doc#: 0925740112 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 09/14/2009 12:00 PM Pg: 1 of 4



SPECIAL WARRANTY DEED

This Indenture, made as of the 31st day of 1009, between AMERICAN ENTERPRISE BANK, a Banking Corporation, July authorized to transact business in the State of Illinois, having an address at 600 North Buffalo Grove Road, Suffalo Grove, Illinois 60089, ("Grantor") and ZVARYCH INSURANCE SERVICES, INCORPORATED, an Illinois corporation, having an address at 5320 South Mulligan, Chicago, Illinois 60638 ("Grantee"),

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Chok County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real properties together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY:

2621 West Chicago Avenue, Unit 1, Chicago, Illinois 60622

PIN:

16-12-201-045

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

168028

STATE OF ILLINOIS

SEP. 10.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



BOX 334 CTI



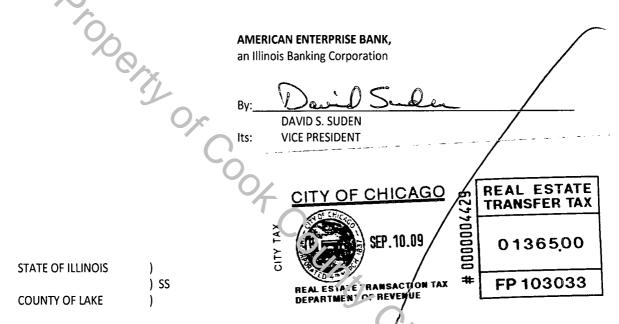
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THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE PERMITTED EXCEPTIONS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

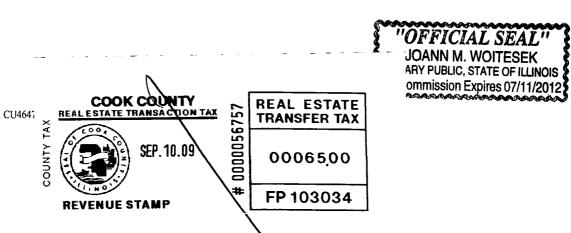
IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVID S. SUDEN, personally known to me to be the VICE PRESIDENT of MERICAN ENTERPRISE BANK 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 Vice President, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Bank as his fire and voluntary act, and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3(sh day of July 2005

Motary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

2621 WEST CHICAGO AVENUE, UNIT 1 CHICAGO, ILLINOIS 60622

PARCEL 1:

THAT PART OF LOT 6 LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +19.60 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.64 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.38 WEST AND 0.86 SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6: THENCE SOUTH 0 DEGRELS CO FEET 00 INCHES EAST A DISTANCE OF 73.68 FEET: THENCE NORTH 90 DEGREES 00 FEET 00 INCHES WEST, A DISTANCE OF 22.18 FEET: THENCE NORTH 00 DEGREES 00 FEET 00 INCHES EAST, A DISTANCE OF 21.73 FEET: THENCE NORTH 90 DEGREES 00 FEET 00 INCHES EAST, A DISTANCE OF 4.00 FEET: THENCE NORTH 00 DEGREES 00 FEET 00 INCHES EAST, A DISTANCE OF 11.09 FEET: THENCE NORTH 90 DEGREES 00 FEET 00 INCHES WEST, A DISTANCE OF 4.00 FEET: THENCE NORTH 00 DEGREES 00 FEET 00 INCHES EAST, A DISTANCE 23.83 FEET: THENCE NORTH 18 DEGREES 00 FEE 54 INCHES EAST, A DISTANCE OF 17.91 FEET: THENCE NORTH 90 DEGREES 00 FEET 00 INCHES WEST, A DISTANCE OF 16.64 FEET: TO THE POINT OF BEGINNING OF PARCEL) IN THE RESUBDIVISION OF BLOCK 3 (EXCEPT 1 HE EAST 67 FEET THEREOF) IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 SECTION 12, TOWNS (IP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE 2621 W. CHICAGO AVENUE, CHICAGO RECIPACICAL EASEMENT AND OPERATING AGREEMENT Clort's Original RECORDED APRIL 24, 2006 AS DOCUMENT NUMBER 0611431013.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. General Taxes for year 2008 and subsequent years.
- 2. Building lines and building restrictions of record.
- 3. Zoning and building laws and ordinances.
- 4. Public and utility easements.
- 5. Coverants and restrictions of record as to use and occupancy.
- 6. Party wall rights and agreements.
- 7. Acts done or suffered by or through the Buyer.
- 8. The 2621 W. Chicago Avence, Chicago Reciprocal Easement and Operating Agreement recorded April 24, 2006, as amended.