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Doc#: 0929533021 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/22/2009 09:08 AM Pg: 1 of 7

AFTER RECORDING MAIL TO:

Myrna B. Goldberg, Esq.
Ruben & Goldberg, LLC
3605 Woodhead Dr., Suite 108
Northbrook, IL 60062

SPECIAL WARRANTY DEED

By and between

MB Financial Bank, N.A. (Grantor) and David R. Hoese and Joan Brady Hoese (Grantee)

Box 400-CTCC

1/8

Property of Cook County Clerk's Office

848858a-Dd-Tms (143)

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 19th day of October, 2009, between the Grantor, **MB FINANCIAL BANK, N.A.**, a national banking association, as successor in interest to INBANK, f/k/a Interstate Bank, 6111 N. River Road, Rosemont, Illinois 60018, duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100ths DOLLARS (\$10.00), in hand paid, CONVEYS and WARRANTS unto the GRANTEES,

DAVID R. HOESE and JOAN BRADY HOESE

3336 N. Leavitt
Chicago, Illinois 60618,

husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached hereto for legal description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, or in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto Grantees, their heirs and assigns forever.

Subject to the matters set forth on Exhibit "B" attached hereto.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth on Exhibit "B" attached hereto.

Permanent Real Estate Index Number(s): 14-18-124-038-0000


Address(es) of Real Estate: 4526 N. LEAVITT, CHICAGO, ILLINOIS 60625


GRANTEES SHALL ACCEPT THE REAL PROPERTY IN AN "AS-IS" AND "WHERE-IS" CONDITION, AND GRANTEEES AGREE THAT GRANTOR HAS NOT AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, TO GRANTEEES REGARDING THE REAL PROPERTY, THE CONDITION OF THE REAL PROPERTY OR THE FITNESS OF THE PROPERTY FOR ANY INTENDED OR PARTICULAR USE, ANY AND ALL SUCH REPRESENTATIONS AND WARRANTIES,


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EXPRESS OR IMPLIED, BEING HEREBY EXPRESSLY WAIVED BY GRANTEEES AND DISCLAIMED BY GRANTOR. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, NO REPRESENTATION, WARRANTY, UNDERTAKING, AGREEMENT OR PROMISE, WHETHER EXPRESS OR IMPLIED OR OTHERWISE, HAS BEEN MADE BY GRANTOR TO GRANTEEES WITH RESPECT TO THE REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, THE SIZE, USE OR TYPE OF LAND, ANY FINANCIAL INFORMATION PERTAINING TO THE OWNERSHIP OR OPERATION OF THE PROPERTY OR ANY OTHER MATTER. GRANTEEES REPRESENT AND WARRANT TO GRANTOR THAT GRANTEEES HAVE NOT BEEN INDUCED TO ACCEPT THIS DEED BY ANY ACT, STATEMENT OR REPRESENTATION OF GRANTOR OR ITS AGENTS, EMPLOYEES, BENEFICIARIES OR REPRESENTATIVES. GRANTEEES WAIVE ANY CLAIM THAT MAY EXIST FOR PATENT AND/OR LATENT DEFECTS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEEES ACKNOWLEDGE THAT GRANTOR HAS MADE, AND HEREBY MAKES, NO REPRESENTATION OR WARRANTY PERTAINING TO THE REAL PROPERTY WITH RESPECT TO (I) THE TOTAL AREA OF THE LAND OR THE IMPROVEMENTS; (II) THE NATURE OF THE SOIL ON AND UNDERLYING THE LAND OR ITS SUITABILITY FOR DEVELOPMENT OR ANY OTHER USE THEREOF, (III) COMPLIANCE OR NON-COMPLIANCE OF THE LAND OR THE IMPROVEMENTS WITH ENVIRONMENTAL LAWS OR REGULATIONS AND (IV) THE PRESENCE OR ABSENCE OF HAZARDOUS OR TOXIC SUBSTANCES, INCLUDING, BUT NOT LIMITED TO, MOLD.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000017083	REAL ESTATE TRANSFER TAX
	OCT. 20. 09		01550.00
			FP 103024

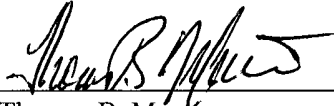
COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000009163	REAL ESTATE TRANSFER TAX
	OCT. 20. 09		00775.00
			FP 103022

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000001362	REAL ESTATE TRANSFER TAX
	OCT. 20. 09		16275.00
			FP 103023

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be signed and sealed, this 10th day of October, 2009.

MB FINANCIAL BANK, N.A., a national banking association, as successor in interest to INBANK, f/k/a Interstate Bank

By: 
Name: Thomas B. Marvinac
Title: Senior Vice President

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STATE OF ILLINOIS

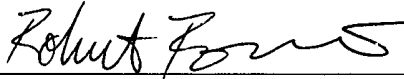
) SS.

COUNTY OF COOK

)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas B. Marvinac, the Senior Vice President of MB FINANCIAL BANK who is 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of October, 2009.



Notary Public

My Commission Expires:

12/28/12



This Instrument was prepared by:

Megan Danko Auerbach
Dykema Gossett PLLC
10 South Wacker
Suite 2300
Chicago, Illinois 60606

MAIL TO:

Myrna B. Goldberg, Esq.
RUBEN & GOLDBERG, LLC
3605 Woodhead Dr., Suite 108
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

Joan and David Hoese
4526 N. Leavitt
Chicago, Illinois 60625

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EXHIBIT "A"

Legal Description

LOT 3 IN DANIEL NASLUND'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF LOTS 2 AND 3 (EXCEPT THE SOUTH 33 FEET THEREOF) LYING EAST OF THE EASTERLY LINE OF LINCOLN AVENUE IN THE SUPERIOR COURT PARTITION OF LOT 2 IN THE PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4526 N. LEAVITT, CHICAGO, ILLINOIS 60625

PIN: 14-18-124-038-0000

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EXHIBIT "B"

- (a) General real estate taxes for 2009 and subsequent years not yet due and payable at the time of closing
- (b) Covenants, conditions, and restrictions of record; and
- (c) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate, as a single-family residence.

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