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BARRISTER TITLE
09BAL15947 (2013)

This instrument prepared by:
Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068

After recording Return to:
JWC RE LLC
233 Spring Point Drive
Carpentersville, IL 60110

Send subsequent Tax Bills to:
JWC RE LLC
233 Spring Point
Carpentersville



Doc#: 1003531113 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/04/2010 02:59 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

This Indenture is made as of the 26th day of January, 2010, by **AUSTIN BANK OF CHICAGO**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, ("Grantor"), whose address is 5645 W. Lake Street, Chicago, Illinois 60644, and **JWC RE LLC**, an Illinois limited liability company ("Grantee"), whose address is 233 Spring Point Drive, Carpentersville, IL 60110;

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Lot 15 in Block 7 in T. J. Divens Subdivision, being a Subdivision in the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded May 2, 1887, as Document 823307, in Cook County, Illinois

Permanent Tax Index Number: 16-02-331-031
Commonly known as : 822 N. Monticello, Chicago, Illinois 60651

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders,

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City of Chicago
Dept. of Revenue
597467



Real Estate
Transfer
Stamp

\$52.50

2/4/2010 12:28
cr00766

Batch 690,791

STATE OF ILLINOIS

STATE TAX



FEB.-4.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000051647

REAL ESTATE
TRANSFER TAX

00005.00

FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB.-4.10

REVENUE STAMP

0000063643

REAL ESTATE
TRANSFER TAX

00002.50

FP 103042

Property of Cook County Clerk's Office

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buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit A attached hereto and made a part hereof.

In Witness Whereof said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its President pursuant to authority given by the Board of Directors, this 26th day of January, 2010.

AUSTIN BANK OF CHICAGO

By: Colette Loesher
Colette Loesher, President

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colette Loesher, personally known to me to be the President of Austin Bank of Chicago, 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 severally acknowledged that as such President she signed and delivered the said instrument pursuant to authority given by the Board of Directors as her free and voluntary act, and as the free and voluntary act and deed of said Austin Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of January, 2010

Hilda A Bran
Notary Public

My commission expires: 5-11-11



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EXHIBIT A

1. Subject to building setback lines, easements, ordinances, party walls and party wall rights, covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records, leases and/or current occupants.
2. Acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser.
3. Purchaser's mortgage, if any, and related documents.
4. Existing unrecorded leases and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees.
5. Any lien, or right to a lien for services, labor or material, heretofore or hereinafter furnished, imposed by law and now shown on the public records.