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FATC # 1919048

SPECIAL WARRANTY DEED

FBDB 8020 REO, LLC ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Parkway Bank & Trust, as trustee under trust number 14709**, ("Grantee") the following described real estate in County, Illinois:



Doc#: 1009835047 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2010 10:31 AM Pg: 1 of 5

See attached Exhibit A for Legal Description

- P.I.N. # 13-12-218-050-1002
- Property Commonly Known As: 2400 W. Balmoral Unit 1B, Chicago, IL 60625

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN. **

SEE attached page 4

Dated: February 23, 2010

FBDB 8020 REO, LLC

By: DEWAYNE CHIN
AUTHORIZED SIGNATORY

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, IL 60601

Mail subsequent tax bills to and after recording return to:

PARKWAY Bank Land Trust # 14709
c/o AT&T
6316 N. Lincoln Ave
Chicago IL 60655

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STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

STATE OF ILLINOIS
 MAR. 30. 10

80000538 #

REAL ESTATE TRANSFER TAX
 0001350
 FP 103027

COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

COOK COUNTY
 MAR. 30. 10

090005345 #

REAL ESTATE TRANSFER TAX
 0000675
 FP 103028

CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

CITY OF CHICAGO
 MAR. 30. 10

00000000000000000000 #

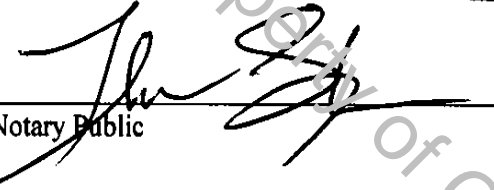
REAL ESTATE TRANSFER TAX
 0014175
 FP 102812

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STATE OF NY)
COUNTY OF NY)) SS:

I, Thomas Santora, Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dewayne Christie personally known to me to the Auth Signer of FCDB 8020 RED LLC, 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 Dewayne Christie, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 25 day of Feb, 2010.


Notary Public

My Commission Expires: 8/4/2012

THOMAS SANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

Property of Cook County Clerk's Office

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UNIT 2400-1B IN THE BALMORAL COURTS CONDOMINIUMS 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: THAT PART OF THE SOUTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY N 2400-11 W BALMORAL, LLC RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0708915043 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P3 AND STORAGE SPACE S2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0708915043.

Cook County Clerk's Office

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Property

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premise or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.