

UNOFFICIAL COPY

PREPARED BY:

David T. Cohen & Associates, LTD
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711



Doc#: 1011226256 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/22/2010 02:43 PM Pg: 1 of 2

MAIL TAX BILL TO:

Laimonas Simutis
300 W. Grand Ave., Unit 412
Chicago, IL 60610

MAIL RECORDED DEED TO:

~~Laimonas Simutis~~ Joseph Mulken
~~300 W. Grand Ave., Unit 412~~
~~Chicago, IL 60610~~
15 South Creek Lane, # 200
Hinsdale, IL 60521

08070000564

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SPECIAL WARRANTY DEED
(Corporation to Individual)

THE GRANTOR, TCF NATIONAL BANK, a federal banking institution created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, having its principal office at the following address: 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation **CONVEYS AND WARRANTS** to **LAIMONAS SIMUTIS**, a single man of Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 412 IN THE 300 WEST GRAND AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, MAINTENANCE, COMMON WALLS AND STORAGE AND OTHER USES MORE SPECIFICALLY SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS, DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96179357 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 98548807.

Permanent Index Number(s): 17-09-236-019-1037

Property Address: 300 W. Grand Ave., Unit 412, Chicago, IL 60610

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its EVP and attested to by its SVP, this 12th day of March, 2010.

TCF NATIONAL BANK

BY: [Signature]
ATTEST: [Signature]
SVP

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

SF.

CITY TAX
CITY OF CHICAGO
APR. 20. 10
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000965
REAL ESTATE TRANSFER TAX
0303450
FP326650

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Math Wiley, personally known to me to be a EVP of TCF NATIONAL BANK, a Minnesota corporation, and Vicki Makowska, personally known to me to be an SVP of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Math Wiley and Vicki Makowska, they signed and delivered the said instrument as EVP and SVP of said corporation, 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 their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of March, 2010.

Commission expires:

[Signature]
Notary Public

OFFICIAL SEAL
AUDREY NIEC
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 03/03/2012

STATE TAX
STATE OF ILLINOIS
APR. 20. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
00003167
0028900
FR326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 20. 10
COUNTY TAX
REVENUE STAMP
0000048051
REAL ESTATE TRANSFER TAX
0014450
FP326665