# 080700001623

# **UNOFFICIAL COPY**

MAIL RECORDED DEED TO:

Robert Sheridan & Partners, LLC 814 Park Avenue River Forest, IL 60305

MAIL TAX BILL TO:

Robert Sheridan & Partners, LLC 814 Park Avenue River Forest, IL 60305

PREPARED BY:

David T. Cohen & Associates, LTD 10729 W. 159<sup>th</sup> Careet Orland Park, II 60467 (708) 460-7711



Doc#: 1020211135 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 07/21/2010 01:32 PM Pg: 1 of 3

### SPECIAL WARRANTY DEED

(Corporation to Corporation)

THE GRANTOR, TCF NATIONAL BANT, 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 50527, 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. NO WARRANTS to ROBERT SHERIDAN & PARTNERS, LLC, 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, having its principal office located at 814 Park Avenue, River Forest, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION:

LOT 21 (EXCEPT THE NORTH 6 FEET THEREOF) AND LOT 22 (EXCEPT THE SOUTH A8 FEET THEREOF) IN DEWEY'S BEVERLY HILLS, BEING A SUBDIVISION OF BLOCKS 1 AND 2 IN THE SOUTH 1/2 OF THAT PART EAST OF THE COLUMBUS, CHICAGO AND INDIANA CENTRAL MAILROAD, IN SECTION 6, TOWNSHIP 37 NORTH, APAGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-06-217-013-0000

Property Address: 8947 Marshfield Avenue, Chicago, Illinois 60620

GRANTOR, for itself and its successors and assigns, hereby covenants and refresents 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.

S J P 3 SC J INT CJ

ATGF, INC.

FOR USE IN: ALL STATES
Page 1 of 2

# **UNOFFICIAL COPY**

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 Assistant Vice President and attested to by its REO Manager, this  $\underline{U_{fm}}$  day of June, 2010.

TCF NATIONAL BANK Oponty Ox CITY OF CHICAGO

STATE OF ILLINOIS

COUNTY OF DUPAGE

JUL. 13, 10 REAL ESTATE TRANSACTION TA REAL ESTATE TRANSFER TAX 00567.00 FP326650

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Frank Vitek, personally known to me to be an Assistant Vice President of TCF NATIONA' BANK, a Minnesota corporation, and Randy Fuchser, personally known to me co be an REO Manager 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 Assistant Vice President and REO Manager, they signed and delivered the said instrument as Frank Vitek and Randy Fuchser 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  $\frac{4}{2}$  day of June, 2010.

Commission expires: 2/10/14

OFFICIAL SEAL SARAH JO TAY NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 02-10-14

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX 0005400 FP326652





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# **UNOFFICIAL COPY**

ATTORNEYS' TITLE GUARANTY FUND, INC.

## **LEGAL DESCRIPTION**

# Legal Description:

LOT 21 (EXCEPT THE NORTH 6 FEET THEREOF) AND LOT 22 (EXCEPT THE SOUTH 18 FEET THEREOF) IN DEWEY'S BEVERLY HILLS, BEING A SUBDIVISION OF BLOCKS 1 AND 2, OF BLOCKS 1 TO 6, INCLUSIVE, IN THE SOUTH 1/2 OF THAT PART EAST OF THE COLUMBUS, CHICAGO AND INDIANA CENTRAL RAILROAD, IN SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1980 AS DOCUMENT NO. 1279112 IN PLAT BOOK 43, PAGE 17, IN COOK COUNTY, ILLINOIS

To Cook County Clerk's Office

Permanent Index Number

Property ID: 25-06-217-013-0000

**Property Address:** 

8947 S. Marshfield Avenue Chicago, IL 60620