

210030502 1002
KC



Doc#: 1023826049 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2010 11:06 AM Pg: 1 of 3

This instrument was prepared by:
Jonathan Koyn
7220 W. 194th Street
Suite 108
Tinley Park, IL 60487

After recording return to:
Andrew Kucharski
64 Park Lane
Golf, IL 60029

Send subsequent tax bills to:
Andrew Kucharski
64 Park Lane
Golf, IL 60029

(The Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered this 12 day of August, 2010, between INTEGRA BANK N.A., a national banking association, whose address is 7661 S. Harlem Avenue, Bridgeview, IL 60455 ("Grantor"), and Andrew Kucharski, a _____ person, whose address is 64 Park Lane, Golf, IL 60029 ("Grantee").

WITNESSETH

The Grantor, for and in consideration of TEN AND 00/100 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 its interest in the following described real estate, situated in the County of Cook and State of Illinois:

LOTS 30, 31 AND 32 IN BLOCK 20 IN CRANE VIEW ARCHER AVENUE HOMES ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 9.225 ACRES THEREOF AND EXCEPT ALSO A STRIP OF LAND 66 FEET ACROSS THE WEST 1/2 OF THE SOUTHWEST 1/4 AFORESAID OF SECTION 9 TO BE USED FOR RAILROAD PURPOSES AS DESCRIBED IN A DEED TO JAMES T. MAHER DATED APRIL 20, 1896 AND RECORDED MAY 4, 1896 IN BOOK 5728, PAGE 51 AS DOCUMENT 2383034, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 19-09-300-017-0000; 19-09-300-018-0000; 19-09-300-019-0000

Address of Real Estate: 5141, 5143 and 5145 S. Central Avenue, Chicago, IL 60638


TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits

S X
P 13
S N
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INT TB

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS




AUG. 25. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004721

REAL ESTATE TRANSFER TAX
00104.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 25. 10


CITY TAX

REVENUE STAMP

0000004729

REAL ESTATE TRANSFER TAX
00052.00
FP 103034

CITY OF CHICAGO



AUG. 25. 10

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007301

REAL ESTATE TRANSFER TAX
01092.00
FP 103033

UNOFFICIAL COPY

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, through or under it, **SUBJECT TO**: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, Grantor has executed and delivered these presents as of the date and year first above written.

INTEGRA BANK N.A.

By: Brian E Finnigan

Printed Name: BRIAN E FINNIGAN

Its: ASST. VICE PRESIDENT

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that BRIAN E. FINNIGAN, personally known to me to be the ASST. VICE PRESIDENT of Integra Bank N.A., a national banking association, 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 acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

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



NOTARY PUBLIC