

# UNOFFICIAL COPY

When Recorded Mail To:

Richard C. Jones, Jr.  
Jones & Jacobs  
77 West Washington Street  
Suite 2100  
Chicago, Illinois 60602  
(312) 419-0700



Doc#: 1028645031 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/13/2010 11:05 AM Pg: 1 of 5

Name And Address of

Taxpayer:

Schoolhouse Holdings, LLC  
1938 E. Lincoln Highway  
Suite 201  
New Lenox, Illinois 60451

For Recorder's Use Only

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 8<sup>th</sup> day of October, 2010, between TOWN CENTER BANK, an banking 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, party of the first part, and DOUGLAS SERIES OF SCHOOLHOUSE HOLDINGS, LLC, an Illinois series limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Bank, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it had not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

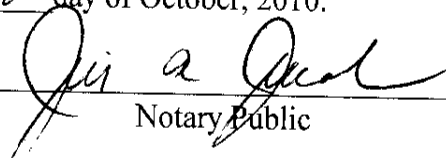


# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Jill A. Jacob, a Notary Public in and for said County in the State aforesaid, do hereby certify that Andrew B. Bernhardt, President of TOWN CENTER BANK, an Illinois banking corporation, and Karen L. Morgan, Corporate Secretary of said Bank, both personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such respective officers, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary acts and as the free and voluntary act of said Bank, for the uses and purposes set forth therein, and the latter officer also then and there acknowledged that (s)he, as custodian of the corporate seal of said Bank, affixed the same to the foregoing instrument as his/her free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8<sup>th</sup> day of October, 2010.

  
\_\_\_\_\_  
Notary Public

My Commission expires:

5/7/14



**This Instrument Prepared by:**

Richard C. Jones, Jr.  
Tina M. Jacobs  
JONES & JACOBS  
77 W. Washington Street  
Suite 2100  
Chicago, Illinois 60602  
(312) 419-0700

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 16 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 40 FEET OF LOT 15 IN MARYLAND PARK ADDITION TO FLOSSMOOR, BEING A SUBDIVISION OF THE WEST 262 FEET OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE WEST 262 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1255 Douglas Avenue  
Flossmoor, Illinois 60422

Permanent Index No.: 31-12-206-030-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

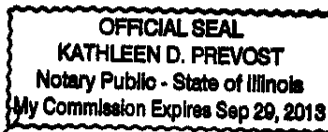
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 12, 2010

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and Sworn before me this 12<sup>th</sup> day of October, 2010.



*[Handwritten Signature]*  
Notary Public

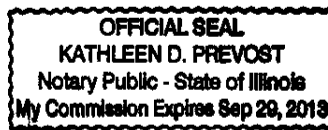
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 12, 2010

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and Sworn before me this 12<sup>th</sup> day of October, 2010.



*[Handwritten Signature]*  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)