

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This instrument was prepared by:  
Michael J. Osty, Esq.  
Scott & Kraus, LLC  
150 South Wacker Drive, Suite 2900  
Chicago, Illinois 60606



Doc#: 1102404231 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2011 12:01 PM Pg: 1 of 6

### AFTER RECORDING MAIL TO:

PB AND J VI, LLC  
4800 N Harlem Avenue  
Harwood Heights, IL 60706

### NAME AND ADDRESS OF TAXPAYER:

PB AND J VI, LLC  
4800 N Harlem Avenue  
Harwood Heights, IL 60706

8248192225/210034148

**PARKWAY BANK AND TRUST COMPANY**, an Illinois banking corporation, Grantor, on August 26, 2010, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **PB AND J VI, LLC**, an Illinois limited liability company, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made a part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or charge the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, **THAT Grantor WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, subject only to the exceptions stated on Exhibit B.

**IN WITNESS WHEREOF**, Grantor has caused Grantor's name to be signed to this Deed on the date written above and year first above written.

### GRANTOR:

**PARKWAY BANK AND TRUST COMPANY**, an Illinois banking corporation

By: G. T. Bear Esq.  
Name: Gregory T. Bear  
Title: Executive Vice-President

S Y  
P 6  
S      
SCY      
INTC 7

**BOX 333-CP**

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**IN WITNESS WHEREOF**, Grantor has caused Grantor's name to be signed to this Deed on the date written above and year first above written.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH  
(5), SECTION (1) OF THE VILLAGE OF  
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

AUTHORIZED SIGNATURE

DATE

10-28-10

GRANTOR:

**PARKWAY BANK AND TRUST COMPANY**, an Illinois banking corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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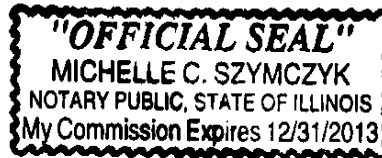
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State named above, certify that Gregory T. Bear, who I personally know to be the EMP of **PARKWAY BANK AND TRUST COMPANY**, an Illinois banking corporation, and the person whose name is subscribed to the foregoing instrument appeared in front of me today in person, and acknowledged that s/he signed and delivered the instrument on behalf of such company, as his or her free and voluntary act and as the free and voluntary act of said company for the purposes stated in the instrument.

Given under my hand and notarial seal, on August 27, 2010.

Michelle Czymczyk  
Notary Public

My commission expires on 12/31/2013.



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

UNITS 1-N, 2-N, 3-N, 4-N, 5-N, 1-S, 2-S, 3-S, 4-S, 5-S, 6-S, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-11, P-12, P-13, P-14, P-15 AND P-16 IN THE 2015 ST. CHARLES ROAD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23, 24 AND 25 IN BLOCK "A" IN SUBDIVISION OF LOTS 1, 2, 3 30 AND 31 OF BLOCK 36 LOTS 30 AND 31 OF BLOCK 35, LOTS 25 AND 26 OF BLOCK 22 ALL IN PROVISIO LAND ASSOCIATIONS ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 14, 2009 AS DOCUMENT NUMBER 0625739044, AS MAY BE AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PERMANENT INDEX NUMBERS:

15-10-117-047-1001; 15-10-117-047-1002; 15-10-117-047-1003; 15-10-117-047-1004; 15-10-117-047-1005;  
 15-10-117-047-1006; 15-10-117-047-1007; 15-10-117-047-1008; 15-10-117-047-1009; 15-10-117-047-1010;  
 15-10-117-047-1011; 15-10-117-047-1012; 15-10-117-047-1013; 15-10-117-047-1014; 15-10-117-047-1015;  
 15-10-117-047-1016; 15-10-117-047-1017; 15-10-117-047-1018; 15-10-117-047-1019; 15-10-117-047-1020;  
 15-10-117-047-1021; 15-10-117-047-1022; 15-10-117-047-1023; 15-10-117-047-1024; 15-10-117-047-1025;  
 15-10-117-047-1026; 15-10-117-047-1027

Commonly known as: 2015 West Saint Charles Road, Units 1-N, 2-N, 3-N, 4-N, 5-N, 1-S, 2-S, 3-S, 4-S, 5-S, 6-S, P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15 and P-16 Maywood, Illinois, 60153

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. General real estate taxes for the years 2009 and subsequent years which are not yet due and payable.
2. All private, public and utility easements.
3. Unconfirmed special governmental taxes and assessments.
4. Special governmental assessments for improvements not yet completed.
5. Covenants, conditions and restrictions of record.
6. Any matters that would be shown by a survey of the property.
7. All acts and/or omissions of the Grantee.

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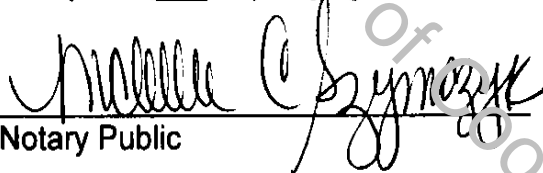
## STATEMENT FOR GRANTOR OR GRANTEE

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 August 26, 2010

Signature:   
Grantor or Agent

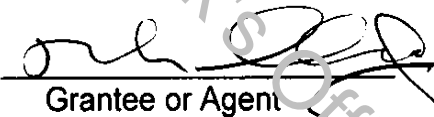
SUBSCRIBED AND SWORN to before me by this 27 day of August, 2010

  
Notary Public

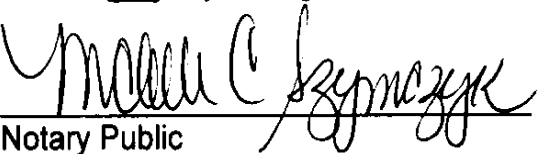


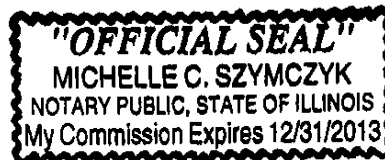
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 August 26, 2010

Signature:   
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 27 day of August, 2010

  
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 for the first offense and of a Class A misdemeanor for subsequent offenses.