



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



Doc#: 1104722099 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/16/2011 02:57 PM Pg: 1 of 4

①  
858-1011  
FIDELITY NATIONAL TITLE

THIS INDENTURE made this 10 day of FEBRUARY, 2011 between AURORA BANK FSB F/K/A LEHMAN BROTHER BANK, FSB, duly authorized to transact business in the State of ILLINOIS, party of the first part, and KMG PROPERTIES CORPORATION, party of the second part, (**GRANTEE'S ADDRESS**) 5749-53 W. CHICAGO AVE., CHICAGO, Illinois 60651. 1067 Shorewood Dr, Wheeling, IL 60090

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

BOX 15

**FIDELITY NATIONAL TITLE**

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**SUBJECT TO:**

- a) all easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portions of the herein described property (hereinafter, the "Property");
- b) all valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- c) all restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portions of the Property, but only to the extent that same are still in effect;
- d) all presently recorded instruments (other than liens and conveyances by, through or under the grantor) that affect the Property and portions thereof;
- e) ad valorem taxes, fees and assessments, if any, for the current year to be prorated, and all prior and subsequent years, the payment of which Grantor assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to changes in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
- f) any conditions that would be revealed by a physical inspection and survey of the Property.

Permanent Real Estate Index Number(s): 16-08-202-001-0000

Address(es) of Real Estate: 5749-53 WEST CHICAGO AVENUE, CHICAGO, Illinois 60651-2622

+ 751-53 N MENARD, CHICAGO, IL 60657

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part, their heirs and assigns forever.

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# UNOFFICIAL COPY

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

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its <sup>Vice President - Director of Real Estate</sup>, the day and year first above written.

AURORA BANK FSB F/K/A LEHMAN BROTHER BANK, FSB

By   
Thomas Guifera, Vice President - Director of Real Estate

STATE OF CALIFORNIA, COUNTY OF ORANGE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument 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 \_\_\_\_\_ day of FEBRUARY, 2011.

SEE ATTACHED

(Notary Public)

CITY OF CHICAGO

CITY TAX



FEB. 16. 11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000433

REAL ESTATE TRANSFER TAX
0262500
FP 102803

Prepared By: Renee Meltzer Kalman  
20 N. Clark St. Suite 2450  
Chicago, Illinois 60602

STATE OF ILLINOIS

STATE TAX



FEB. 16. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005623

REAL ESTATE TRANSFER TAX
0025000
FP 102809

Mail To:

KMG PROPERTIES CORPORATION  
5749 53 W. CHICAGO AVE.  
CHICAGO, Illinois 60651

LAW OFFICE of Joan Maloney  
1140 N. MILWAUKEE  
CHICAGO, IL 60642

Name & Address of Taxpayer:

KMG PROPERTIES CORPORATION  
5749 53 WEST CHICAGO AVENUE  
CHICAGO, Illinois 60651-2622

1067 SHOREWOOD Dr  
WHEELING, IL 60090

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## ACKNOWLEDGMENT

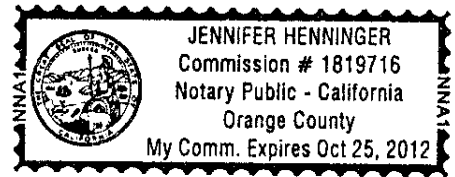
State of California  
County of Orange

On February 4, 2011 before me, Jennifer Henninger, Notary Public  
(insert name and title of the officer)

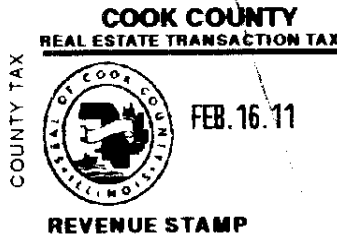
personally appeared Thomas Gurrera  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)



# 0000005614	REAL ESTATE TRANSFER TAX
	00125.00
	FP326707

**UNOFFICIAL COPY****FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE**

ORDER NO.: 2010 011012898 CHF

SCHEDULE A (CONTINUED)

YOUR REFERENCE: 5749-5753 W CHICAGO &amp; 751-753 N MENARD

EFFECTIVE DATE: January 13, 2011

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :  
LOT 13 IN AUSTIN'S SUBDIVISION OF BLOCK 10 IN AUSTINVILLE, BEING A SUBDIVISION OF THE  
EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office