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3502405 D2-568

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 25th day of February, 2011 by The PrivateBank and Trust Company as successor in interest to Founders Bank, an Illinois banking corporation ("Grantor"), having an address of 70 W. Madison, Chicago, IL 60602 to Ramon Guzman, a Single man ("Grantee"), having an address of 3741 S. Damen, Chicago, IL 60608.



Doc#: 1107033085 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/11/2011 09:44 AM Pg: 1 of 3

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successor and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois to wit (the "Premises"):

LOT 78 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCKS 55 AND 56 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel Number: 17-19-314-044-0000

Property Address: 2304 W. 21st Street, Chicago, IL 60608

Subject to the following Permitted Title Exceptions, if any: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record; and building lines and easements, if any, so long as they do not interfere with the current use enjoyment of the Real Estate.

Together with all and singular the 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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it 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 set forth as Permitted Title Exceptions listed above, and that subject to such Permitted Title Exceptions, the Grantor will warrant and defend the Premises for the period that Grantor owned

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Box 400-CTCC

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title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused their names to be signed to these presents the day and year first above written.

The PrivateBank and Trust Company
as successor in interest to Founders Bank

By: *James D. Thompson*
James D. Thompson
Its: Managing Director

The PrivateBank and Trust Company
as successor in interest to Founders Bank

By: *Nancy C. Barrett*
Nancy C. Barrett
Its: Managing Director

State of Illinois)

)SS.

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that James D. Thompson personally known to me to be a Managing Director of The PrivateBank and Trust Company as successor in interest to Founders Bank 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 as such Managing Director he signed and delivered the said instrument, pursuant to authority given to him by The PrivateBank and Trust Company, as his free and voluntary act, and as the free and voluntary act and deed of said The PrivateBank and Trust Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of February, 2011.


Elizabeth Gaytan
NOTARY PUBLIC

Official Seal
Elizabeth Gaytan
Notary Public State of Illinois
My Commission Expires 08/13/2013

STATE TAX
STATE OF ILLINOIS

MAR.-3.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001224
REAL ESTATE TRANSFER TAX
0015100
FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

MAR.-3.11
REVENUE STAMP

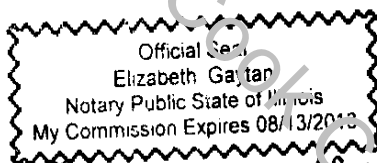
0000001236
REAL ESTATE TRANSFER TAX
0007550
FP 103022

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State of Illinois)
)SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Nancy C. Barrett, personally known to me to be a Managing Director of The PrivateBank and Trust Company as successor in interest to Founders Bank, 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 as such Managing Director she signed and delivered the said instrument, pursuant to authority given to her by The PrivateBank and Trust Company, as her free and voluntary act, and as the free and voluntary act and deed of said The PrivateBank and Trust Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of February, 2011.



Elizabeth Gaytan
NOTARY PUBLIC

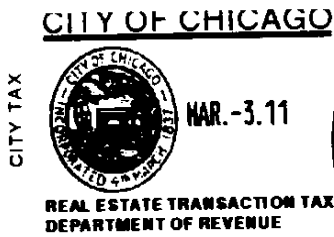
Send subsequent tax bills to:

After recording, mail to:

Ramon Guzman
3741 N. Damon
Chicago, IL 60608

Lawrence M. Lusk
McCormick Braun Firman, LLC
2 North LaSalle Street, Ste. 1250
Chicago, IL 60602

Prepared By:
Chuhak & Tecson, P.C.
Valerie J. Freireich
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606



# 000002555	REAL ESTATE TRANSFER TAX
	0158550
	FP 103023