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SPECIAL WARRANTY DEED

(ILLINOIS)
(Corporation to Individual)

Doc#: 1129456021 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/21/2011 03:27 PM Pg: 1 of 2

THE GRANTOR, SOUTH CENTRAL BANK, N.A., a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of **TEN and 00/100 DOLLARS** and other good and valuable considerations in hand paid, and pursuant to the authority given by the Board of Directors of said corporation,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS TO JOHN FELL, of 401 N. Wabash, Unit #49B, Chicago, IL 60611 the following described Real Estate situated in the County of Cook, State of Illinois to wit:

PARCEL 1: THE SOUTH 57 1/2 FEET OF THE NORTH 107 1/2 FEET OF THE EAST 1/2 OF THE WEST 1/3 (EXCEPT THE EAST 40 FEET THEREOF) OF THE NORTH 12 ACRES OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1; TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 9 FEET 8 3/8 INCHES OF THE NORTH 117 FEET 2 3/8 INCHES OF THE EAST 1/2 OF THE WEST 1/3 (EXCEPT THE EAST 40 FEET THEREOF) OF THE NORTH 12 ACRES OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1314 Franklin Avenue, River Forest, Illinois 60305

Property Index Number: 15-01-111-042-0000 and 15-01-111-079-0000

(Subject only to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate)

The Warranty in this Deed shall extend only to the acts of Grantor.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Executive Vice President on this 26th day of September, 2011.

SOUTH CENTRAL BANK, N.A.

By: [Signature]
Title: EVP

This instrument was prepared by Robert M. Gomberg, GOMBERG, SHARFMAN, GOLD AND OSTLER, P.C., 208 South LaSalle St., Suite 1410, Chicago, IL 60604

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that TODD E. GRAYSON, personally known to me to be the E.V.P. of SOUTH CENTRAL BANK, N.A., 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 E.V.P., he/she signed and delivered the said instrument as his/her 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 on this 27th day of September, 2011.

Hollie Hermes
 NOTARY PUBLIC



My Commission Expires: 2-14-15

MAIL TO:

Burke, Warren, MacKay & Scritella, P.C.

Name

330 N. Wabash, 22nd Floor

Address

Chicago, IL 60611
Joliet, Illinois 60435

City, State, Zip

SEND SUBSEQUENT TAX BILLS TO:

John Fell

Name

401 N. Wabash, Unit #418

Address

Chicago, IL 60611

City, State, Zip

VILLAGE OF RIVER FOREST

Real Estate Transfer Tax

Date 9/22/11 Amt Paid \$663.00

SPECIAL WARRANTY DEED

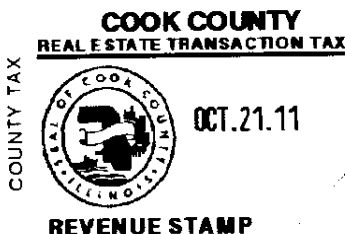
(Corporation to Individual)

SOUTH CENTRAL BANK, N.A.

TO

JOHN FELL

Dated: September 27, 2011



# 0000000335	REAL ESTATE TRANSFER TAX
	0031125
	FP 103052



# 0000000332	REAL ESTATE TRANSFER TAX
	0062250
	FP 103049