

# UNOFFICIAL COPY

**This instrument was prepared by:**

Jonathan Koyn  
7220 W. 194<sup>th</sup> Street  
Suite 108  
Tinley Park, IL 60487

**After recording return to:**

63935  
Judd M. Harris  
123 W. Madison #700  
Chicago, IL 60602

**Send subsequent tax bills to:**

TAXPAYER  
859 N. Ashland  
Chicago, IL 60622



Doc#: 1132133086 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/17/2011 02:27 PM Pg: 1 of 3

's Use Only)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered this 3<sup>rd</sup> day of November, 2011, between OLD NATIONAL BANK, successor in interest to Integra Bank N.A. ("Grantor"), and M.B. BUILDERS & DEVELOPERS, INC., an Illinois corporation ("Grantee").

### WITNESSETH

The Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of its interest in the following described real estate, situated in the County of Cook and State of Illinois:

See attached Legal Description

Permanent Index Number (PIN): 17-05-321-002-0000

Address: 859 N. Ashland Avenue, Chicago, Illinois 60622

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor 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 herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, through or under it, SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

IN WITNESS WHEREOF, Grantor has executed and delivered these presents as of the date and year first above written.

REAL ESTATE TRANSFER 11/07/2011



CHICAGO: \$397.50  
CTA: \$159.00  
TOTAL: \$556.50

17-05-321-002-0000 | 20111101600145 | 8JPRMJ

OLD NATIONAL BANK, successor  
in interest to Integra Bank N.A.

By: [Signature]

REAL ESTATE TRANSFER 11/07/2011



COOK \$26.50  
ILLINOIS: \$53.00  
TOTAL: \$79.50

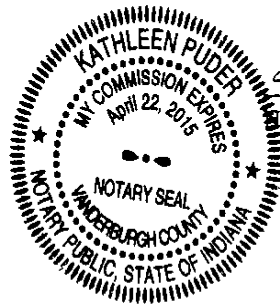
17-05-321-002-0000 | 20111101600145 | 3ZTF3M

Printed Name: Denny Villines

Is: Vice President

STATE OF INDIANA, COUNTY OF VANDERBURGH ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Denny Villines, personally known to me to be the Vice President of OLD NATIONAL BANK, successor in interest to Integra 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 he signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of November, 2011.



[Signature]  
NOTARY PUBLIC

File Number: TM302692

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

LOT 19 (EXCEPT THE EAST 25 FEET) AND THE NORTH 1 FOOT OF LOT 20 (EXCEPT THE EAST 25 FEET THEREOF) AND EXCEPT PART LYING WEST OF A LINE 50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SECTION 5 AS CONDEMNED FOR WIDENING OF NORTH ASHLAND AVENUE, ON PETITION OF THE CITY OF CHICAGO, IN HAGEMAN AND SCHEENEMANN'S SUBDIVISION OF THE NORTH 2 ACRES OF BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Commonly known as:** 859 North Ashland Avenue

Chicago IL 60622

**PIN/Tax Code:** 17-05-312-002-0000

Property of Cook County Clerk's Office