

# UNOFFICIAL COPY



Doc#: 1133642031 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/02/2011 10:28 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THE GRANTOR, **Banco Popular North America**, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANTS, CONVEYS and SELLS to **MJ CERMAK, LLC, an Illinois limited liability company** of 326 North Highland Avenue, Elmhurst, IL 60129, ("Grantee") the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

Legal Description: See Exhibit "A" attached hereto and made part hereof

Permanent Real Estate Index Number: 16-19-405-050-0000

Property Address: 6501-03 West 18<sup>th</sup> Street, Berwyn, IL 60402.

This Special Warranty Deed is made subject to the following if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and his successor and assigns forever; and Grantor, for himself, and his successors, does covenant, promise and agree, to and with Grantee, and his successors and assigns, that he has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that he will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to those matters set forth.

REAL ESTATE TRANSFER 11/17/2011



COOK \$81.00  
ILLINOIS: \$162.00  
TOTAL: \$243.00

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Box 400-CTCC

*Collector's Office*  
162000

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 16 day of November, 2011.

BANCO POPULAR NORTH AMERICA

By: William D. Bolsen, Jr.

Name: William D. Bolsen, Jr.

Its: Vice President

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 William Bolsen personally known to me to be the Vice President of Banco Popular North America, 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 Vice President he/she signed and delivered the said instrument, pursuant to authority given to him/her by Banco Popular North America, as his/her free and voluntary act, and as the free and voluntary act and deed of said Banco Popular North America, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of November, 2011.

Virginia Reynoso  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_  
OFFICIAL SEAL  
VIRGINIA REYNOSO  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 04/09/14

After recording mail to:

Borek & Associates, P.C.  
Attention: Chad M. Poznansky  
2638 Patriot Blvd., Suite 100  
Glenview, IL 60026

**Prepared By:**

Chuhak & Tecson, P.C.  
Phyllis K. Franklin  
30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606

Send subsequent tax bills to:

MJ Cermak, LLC  
~~326 North Highland Avenue~~ 3040 Finlay Rd, Ste. 220  
~~Elmhurst, IL 60126~~ Downers Grove, IL 60515

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 11 (EXCEPT THE NORTH 9 FEET) OF BLOCK 3 WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.