

# UNOFFICIAL COPY



1135719084

**This instrument was prepared by:**

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

Doc#: 1135719084 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/23/2011 01:33 PM Pg: 1 of 3

**After recording return to:**

Millera Ferguson  
1327 W. Washington  
Suite 105  
Chicago IL 60607

**Send subsequent tax bills to:**

Michael R. Griffin  
5856 S. Prairie  
Garden Unit  
Chicago IL 60637

(The Above Space For Recorder's Use Only)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered this 6 day of October, 2011, between OLD NATIONAL BANK, successor in interest to Integra Bank N.A. ("Grantor"), and MICHAEL R. GRIFFIN ("Grantee").

STC 637353  
3047

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, SELI 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): 20-15-122-037-1001

Address: 5856 S. Prairie, Unit "Garden", Chicago, Illinois ~~60637~~ 60637

**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;

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

CS  
Y  
3  
N  
Y  
C.R.

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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.

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


By: 

Printed Name: DENNY VILLINES


Its: 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 6<sup>th</sup> day of October, 2011.

<b>REAL ESTATE TRANSFER</b>	10/24/2011
 <b>CHICAGO:</b>	\$161.25
<b>CTA:</b>	\$64.50
<b>TOTAL:</b>	\$225.75

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NOTARY PUBLIC

CONNIE CATES JOBES  
NOTARY PUBLIC, STATE OF INDIANA  
VANDERBURGH COUNTY  
MY COMMISSION EXPIRES: 10-03-18

<b>REAL ESTATE TRANSFER</b>	10/24/2011
  <b>COOK</b>	\$10.75
<b>ILLINOIS:</b>	\$21.50
<b>TOTAL:</b>	\$32.25

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## STEWART TITLE

ALTA COMMITMENT (6/17/06)

Order Number TM301890

Assoc File No 637353

GUARANTY COMPANY

HEREIN CALLED THE COMPANY

### COMMITMENT - LEGAL DESCRIPTION

UNIT "GARDEN" TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5856 S. PRAIRIE AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0435019055, IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office