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Special Warranty Deed

Doc#: 1136419059 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/30/2011 01:38 PM Pg: 1 of 4

ILLINOIS
0 of 2

5100127

FIDELITY NATIONAL TITLE

Above Space for Recorder's Use Only

THIS AGREEMENT between AztecAmerica Bancorp d/b/a AztecAmerica Bank a corporation created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the State of Illinois, party of the first part, and Village of Lemont as of 403 Main Street, Lemont, Illinois, 60439 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*.

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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, h s/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2011 and subsequent years; Covenants, conditions and restrictions of record, if any; covenants, conditions, and restrictions of record; public and utility easements; acts done by or through Buyer; Matters appearing on the Title Policy issued to Buyer on December 27, 2011. *d'Record BTM*

Permanent Real Estate Index Number(s): 22-13-302-003-0000; 22-13-302-004-0000
Address(es) of Real Estate:
10997 South Archer Avenue Lemont Illinois 60439

BOX 15

FIDELITY NATIONAL TITLE

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Exempt under Provisions of Paragraph B,
Section 4 of the Illinois Real Estate
Transfer Act.

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The date of this deed of conveyance is 12/27/2011.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Senior Vice President and Chief Credit Officer, on the date stated herein.

Name of Corporation:
AztecAmerica Bancorp d/b/a AztecAmerica Bank

Brian V Masterton

By: *Brian Masterton*, Senior Vice President & Chief Credit Officer

(Impress Corporate Seal Here)

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Masterton personally known to me to be the Senior Vice President and Chief Credit Officer of a Corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Senior Vice President and Chief Credit Officer of a Corporation, they signed and delivered the said instrument, pursuant to authority given by the board of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

(Impress Seal Here)



Given under my hand and official seal 12/27/2011.

(My Commission Expires 7/25/12)

[Signature]
Notary Public

This instrument was prepared by Ian Hoffenberg Law Offices of Ian B. Hoffenberg LLC 221 N. LaSalle Suite 1300 Chicago, IL 60601	Send subsequent tax bills to: Village of Lemont 403 Main Street Lemont, Illinois 60439	Recorder-mail recorded document to: Mike Zimmerman Kayser & Zimmermann, LLC 22 South Washington Ave. Park Ridge, Illinois 60068
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LEGAL DESCRIPTION RIDER

For the premises commonly known as:

10997 South Archer Avenue
Lemont , Illinois 60439

Legal Description:

See Exhibit 'A' attached hereto

Property of Cook County Clerk's Office

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FIDELITY NATIONAL TITLE INSURANCE COMPANY



203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000
FAX: (312) 621-5033

ORDER NUMBER: 2011 051001127 UCH
STREET ADDRESS: 10997 S. ARCHER AVE.

CITY: LEMONT COUNTY: COOK COUNTY
TAX NUMBER: 22-13-302-003-0000

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 50 1/2 FEET OF THE WEST 1 ACRE OF LOT 9 IN COUNTY CLERK'S DIVISION OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1880 AS DOCUMENT 269297 IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 9 (EXCEPT THE EAST 110 FEET AND THE NORTH 50.5 FEET THEREOF) AND EXCEPT THAT PART OF SAID LOT 9 DEDICATED FOR HIGHWAY PURPOSES ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 1929 AS DOCUMENT 10298760 IN COUNTY CLERK'S DIVISION OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office