

# UNOFFICIAL COPY

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Doc#: 1204716105 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/16/2012 03:42 PM Pg: 1 of 4

When recorded return to:  
John E. Lovestrand, Esq.  
JOHN E. LOVESTRAND, P.C.  
30 Green Bay Road  
Winnetka, IL 60093

(The Above Space for Recorders Use Only)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made <sup>AS OF</sup> this 16<sup>TH</sup> day of February, 2012 between Illinois State Bank a Division of North Shore Bank, FSB ("Grantor"), with a mailing address 15700 West Bluemond Road, Brookfield, Wisconsin 53005, and BOSWORTH ACQUISITIONS, LLC, an Illinois limited liability company ("Grantee"), whose address is 1555 N. Sheffield Avenue, Chicago, Illinois 60642.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described on **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, its successors and assigns, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 encumbered or charged, except, as herein recited; and it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

GRANTOR:

ILLINOIS STATE BANK, A DIVISION OF  
NORTH SHORE BANK, FSB

By: [Signature]

Name: DAVID KANE

Title: VICE PRESIDENT

STATE OF WISCONSIN )  
 )  
COUNTY OF Waukesha )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that David Kane, personally known to me to be the Vice President of Illinois State Bank, a Division of North Shore Bank, FSB ("Bank"), whose name is subscribed to the within Instrument, appeared before me this day in person and severally acknowledged that in such capacity he/she signed and delivered the said Instrument as said Vice President of said Bank as his/her free and voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 10 day of February, 2012.

[Signature]  
Notary Public

My Commission Expires

5/19/13


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## EXHIBIT A



UNIT C-1 IN THE 1636 N. BOSWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 51 AND 52 IN BLOCK 2 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0422334057 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TAX PARCEL NUMBER: 14-32-312-045-1007

ADDRESS: 1636 N. Bosworth Avenue, Unit C-1, Chicago, Illinois 60642

REAL ESTATE TRANSFER	02/16/2012
 <b>CHICAGO:</b>	\$750.00
<b>CTA:</b>	\$300.00
<b>TOTAL:</b>	\$1,050.00

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REAL ESTATE TRANSFER	02/16/2012
  <b>COOK</b>	\$50.00
<b>ILLINOIS:</b>	\$100.00
<b>TOTAL:</b>	\$150.00

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## EXHIBIT B

1. General real estate taxes and special assessments for 2011 <sup>2nd installment</sup> and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in contained in and rights and easements established by the Declaration of Condominium Ownership recorded August 10, 2004 as document no. 0422334057, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the Condominium Property Act.
4. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
5. Municipal and zoning ordinances and agreements entered under them, agreements with any municipality regarding the development of the property, building and use restrictions and covenants, and State and/or Federal statutes and regulations.
6. Recorded easements for the distribution of utility and municipal services.