

# UNOFFICIAL COPY

OST 1227281  
SPECIAL WARRANTY DEED



Doc#: 1210250090 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/11/2012 02:10 PM Pg: 1 of 4

THIS INDENTURE, made as of the 9<sup>th</sup> day of March, 2012, between DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD assignee of HARRIS N.A. n/k/a BMO HARRIS BANK N.A. assignee of THE FEDERAL DEPOSIT INSURANCE CORPORATION a corporation of the United States of America as receiver for AMCORE Bank, N.A. ("Grantor"), to and in favor of EQUITYBUILD, Inc., a Florida corporation ("Grantee"); WITNESSETH, that the Grantor, for and in consideration of the sum of Ten

and No/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; and hereby does further grant to Grantee and its successors and assigns, as such rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium aforesaid, recorded in the office of the recorder of deeds, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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 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 the matters set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its senior vice president the day and year first above written.

DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD assignee of HARRIS N.A. n/k/a BMO HARRIS BANK N.A. assignee of THE FEDERAL DEPOSIT INSURANCE CORPORATION a corporation of the United States of America as receiver for AMCORE Bank, N.A.

By:   
Name: D.R. Quigg  
Its: Authorized Officer

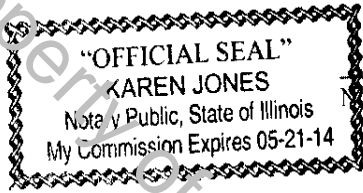
# UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK *Notary*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dean R. Quoss, as an authorized officer of Dearborn Street Holdings, LLC-Series 5 Rockford assignee of Harris N.A. n/k/a BMO HARRIS N.A. assignee of the Federal Deposit Insurance Corporation, a corporation of the United States of America as receiver for AMCORE Bank, N.A. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9<sup>th</sup> day of March, 2012.



*Karen Jones*  
Notary Public

THIS INSTRUMENT WAS PREPARED BY

Scott H. Kenig, Esq.  
Randall & Kenig LLP  
455 North Cityfront Plaza Drive  
NBC Tower  
Suite 2510  
Chicago, Illinois 60611

AFTER RECORDING RETURN TO:

Gordon S. Hirsch, Esq.  
Attorney at Law  
800 W. Cornelia Street  
Suite 304  
Chicago, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO:

Equitybuild, Inc.  
1083 N. Collier Boulevard  
Suite 132  
Marco Island, Florida 34145  
Attn.: Jerry Cohen

City of Chicago  
Dept. of Finance  
619922

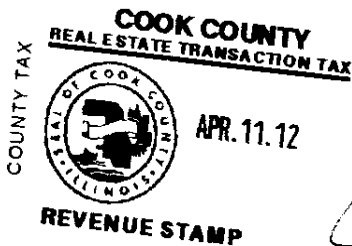


Real Estate  
Transfer  
Stamp

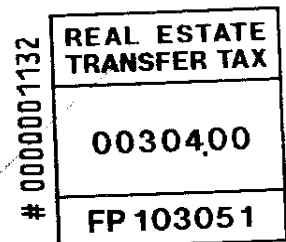
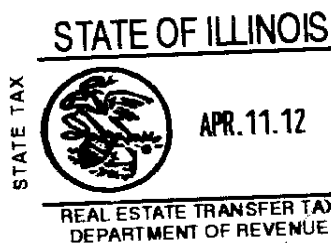
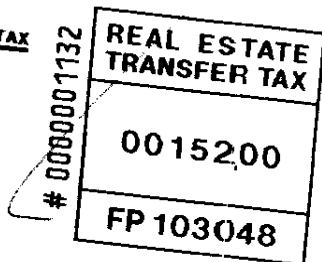
4/4/2012 9:21  
dr00193

\$3,192.00

Batch 4,384,312



SKFNIC/583298



# UNOFFICIAL COPY

## EXHIBIT A

### PROPERTY DESCRIPTION

UNITS 101, 102, 105, 108, 112, 113, 115, 116, 201, 209, 210, 302 AND 309 IN THE CAROLINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 3 AND 4 IN BLOCK 11 IN OGLESBY'S SUBDIVISION OF BLOCKS 10 AND 11 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 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 0633217163, FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JUNE 29, 2007 AS DOCUMENT 0718016037, AS MAY BE FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. Nos. 20-23-223-042-1004; 20-23-223-042-1009; 20-23-223-042-1010; 20-23-223-042-1017; 20-23-223-042-1018; 20-23-223-042-1024; 20-23-223-042-1026; 20-23-223-042-1027; 20-23-223-042-1029; 20-23-223-042-1030; 20-23-223-042-1031; 20-23-223-042-1032; 20-23-223-042-1035

Common Address: 6610-6618 South Kenwood Avenue, units 101, 102, 105, 108, 112, 113, 115, 116, 201, 209, 210, 302 and 309 Chicago, Illinois 60637

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of Closing;
2. Covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.
3. Provisions, conditions, restrictions, options and easements as created by the Declaration of Condominium recorded on November 26, 2006 as Document 0633217163, first amendment to Declaration of Condominium recorded June 29, 2007 as Document 0718916037, as may be further amended from time to time.
4. Provisions, conditions and limitations as created by the Condominium Property Act.
5. Rights of adjoining owners in and to party walls, if any.