

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to: *H70481*
Matthew B. Brotschul
Brotschul Potts LLC
230 W. Monroe, Suite 230
Chicago, Illinois 60606



Doc#: 1212413061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2012 03:12 PM Pg: 1 of 2

Send subsequent tax bills to:
6607 Cornell
1240 Meadows Road, 5th Floor
Northbrook, IL 60062

This Agreement, made this 27 day of April, 2012 between First State Bank, as successor in interest to the Federal Deposit Insurance Corporation, as Receiver for Valley Community Bank, an Illinois State Banking Association, party of the first part, and ~~Delvisior Acquisitions, LLC~~ party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) 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 presents does GRANT AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of COOK, and State of Illinois known and described as follows to wit:

*6807 Cornell, A Series of Delvisior Acquisitions, LLC.

✓ LOTS 37 AND 38 IN BLOCK 6 IN SOUTH JACKSON PARK SUBDIVISION IN THE NORTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 above described, with the appurtenances, unto the party of the second part, its 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, its 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 encumbered or charge, 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: covenants, conditions and restrictions of record; public and utility easements; limited easement for access dated August 22, 2007 and recorded as document 0725603097; City of Chicago building violations, fines, orders and pending cases against the subject property or its prior owners, including, but not limited to Cook County Circuit Court case 00 M1 450391; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and 2011 general real estate taxes and all subsequent installments.

City of Chicago
Dept. of Finance
620786



Real Estate
Transfer
Stamp

\$798.00

5/3/2012 12:45

dr00198

Batch 4,518,591

2

UNOFFICIAL COPY

Permanent Real Estate Index Number: **20-24-309-002-0000**

Address of Real Estate: **6809 South Cornell Avenue, Chicago, IL 60649-1407**

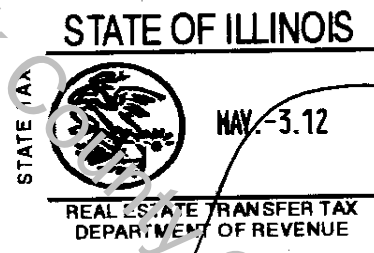
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents.

Dated this 27 day of April, 2012.

FIRST STATE BANK as successor in interest to the Federal Deposit Insurance Corporation, as Receiver for Valley Community Bank, an Illinois State Banking Association

By: [Signature]
Its: Vice President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

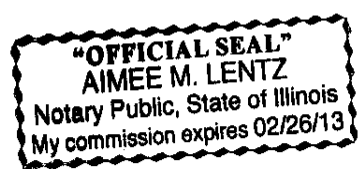


REAL ESTATE TRANSFER TAX
0007600
FP 103037

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that LARRY JONES, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

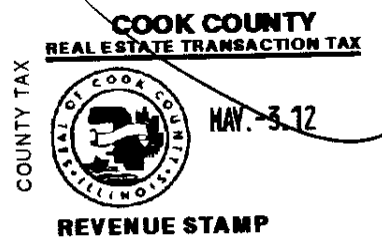
Given under my hand an official seal this 27th day of April, 2012.

Aimee M. Lentz
NOTARY PUBLIC



This instrument was prepared by:

Beaulieu Law Offices, P.C.
5339 W. Belmont Avenue
Chicago, Illinois 60641



REAL ESTATE TRANSFER TAX
0003800
FP 103042