

# UNOFFICIAL COPY

PNT - 53064175

Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(Corporation to Individual)



Doc#: 1214526073 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2012 10:35 AM Pg: 1 of 3

**THIS INDENTURE**, made this 2<sup>nd</sup> day of May, 2012 between CENTRUST BANK, N.A., a banking corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Chris Kladis of (GRANTEE'S ADDRESS) 1831 West Evergreen Avenue, #1R, Chicago, Illinois 60627  
Christopher David

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 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, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit 'A' attached hereto and made a part hereof

BOX 15

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s):  
13-35-208-032-1018

Address(es) of Real Estate: 3225 West Fullerton, Unit 4NC, Chicago, Illinois 60647

**FIDELITY NATIONAL TITLE**

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in any wise 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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, **WILL WARRANT AND FOREVER DEFEND.**

COOK COUNTY RECORDER OF DEEDS  
MAY 24 2012  
10:35 AM

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Senior Executive, and attested by its Secretary, the day and year first above written.

CENTRUST BANK, N.A.

By *John Thomas*  
John Thomas  
Senior Executive Officer

Attest *Terrence Rosenberger*  
Terrence Rosenberger  
Secretary

STATE OF ILLINOIS, COUNTY OF Cook ss.


I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that John Thomas personally known to me to be the Senior Executive Officer of the CENTRUST BANK, N.A. and Terrence Rosenberger personally known to me to be the Secretary, of said banking corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such John Thomas as Senior Executive and Terrence Rosenberger as Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said banking 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.

Given under my hand and official seal, this 2<sup>nd</sup> day of May, 2012.




*Maddie Meskovich* (Notary Public)


Prepared By: Harry P. Stinespring, III  
269 North Bay Court  
Lake Barrington, Illinois 60010

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
 MAY 18 12	0172200
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 102803

Mail To:  
~~Mr. Gregory Braun~~  
~~McCormick, Braun, Friman, LLC~~  
~~2 North LaSalle Street, #1250~~  
~~Chicago, IL 60602~~

Name & Address of Taxpayer:  
Chris Kladis  
3225 West Fullerton, Unit 4NC  
Chicago, Illinois 60647

STATE TAX	
 MAY 18 12	REAL ESTATE TRANSFER TAX
REAL ESTATE DEPARTMENT	0016400
# 0000007106	FP 102809

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
 MAY 18 12	0008200
REVENUE STAMP	FP326707

**UNOFFICIAL COPY****FIDELITY NATIONAL TITLE INSURANCE COMPANY**

6767 N. MILWAUKEE AVE, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

ORDER NUMBER: 2011 053004175 USC  
 STREET ADDRESS: 3225 W FULLERTON AVENUE 4NC

CITY: CHICAGO  
 TAX NUMBER: 13-35-208-032-1018

COUNTY: COOK COUNTY

**LEGAL DESCRIPTION:**

UNIT 4NC IN THE FULLERTON-KEDZIE CONDOMINIUM DEVELOPMENT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 AND 21 IN BLOCK 1 IN SHIPMAN, BILL AND MERILLS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY Lying BELOW AN ELEVATION OF 33.06 FEET (CCD):

THAT PART OF LOT 20 IN BLOCK 1 IN SHIPMAN, BILL AND MERILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A BUILDING 0.99 FEET WEST AND 0.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 20 THEREFROM; THENCE SOUTHERLY 87.56 FEET ALONG THE EAST FACE OF SAID BUILDING TO THE FACE OF AN EAST-WEST WALL EXTENDED EASTERLY TO THE OUTSIDE FACE OF THE BUILDING; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 19.42 FEET TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 43.02 FEET ALONG THE CENTERLINE OF SAID WALL TO THE CENTERLINE OF AN EAST-WEST WALL; THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 4.30 FEET, ALONG THE CENTERLINE OF SAID WALL, TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 44.17 FEET ALONG THE CENTERLINE OF SAID WALL, TO THE NORTH FACE OF SAID BUILDING; THENCE EASTERLY 23.93 FEET ALONG THE FACE OF SAID BUILDING, TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2006 AS DOCUMENT 0606634021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.