

UNOFFICIAL COPY



Special Warranty Deed

Doc#: 1217929083 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/27/2012 12:40 PM Pg: 1 of 4

After Recording Mail To:

Stephen R. Riche
Attn: DVP Clerk #2410
Chicago, IL 60602

① PT# GN-1204-00441
GNT# 12-0164

THE GRANTOR, **United Central Bank**, a Texas state bank, of 955 West 175th, Homewood, Illinois 60430, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto the Grantee, **DSSG, LLC**, an Illinois limited liability company, that certain real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A hereto.

→ DSSG 5, LLC

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of 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,

The Grantor, for itself and its successors, does covenant, promise and agree, to, and with the Grantee, and its successors and assigns, that Grantor 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 Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B, attached hereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 19th day of June, 2012.

UNITED CENTRAL BANK, a Texas state bank

By:

Quintin Harmon, Vice President of Special Assets

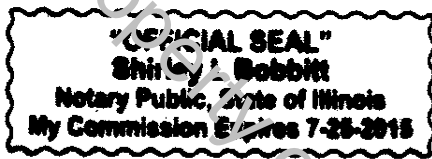
S Y
P 4
S N
SC Y
INT 10

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Quintin Harmon, personally known to me to be the Vice President of Special Assets of United Central Bank, a Texas state bank, and to be the same individual whose name is 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 and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2012.



Shirley A. Bobbitt
Notary Public

Commission expires: 7-25-2015

This Instrument Prepared by:
Elizabeth O'Brien
Stahl Cowen Crowley Addis LLC
55 W. Monroe, Ste. 1200
Chicago, IL 60603



*Mail To:
Steger Rickie
2000 Clark #2456
Chicago, IL 60602*

Send Subsequent Tax Bills to:
Phillip Ciaccio
1746 W. Division
Chicago, IL 60602

CITY OF EVANSTON 025698
Real Estate Transfer Tax
City Clerk's Office

PAID JUN 21 2012 AMOUNT \$ 3,300.00

Agent *EO*

REAL ESTATE TRANSFER		06/27/2012
	COOK	\$330.00
	ILLINOIS:	\$660.00
TOTAL:		\$990.00

11-19-223-031-1001 | 20120601604351 | B73H7Y

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOT 8 IN BLOCK 2 IN THE RESUBDIVISION OF BLOCKS 4 AND 5 IN GIBBS, LADD AND GEORGE'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY, PROPERTY IS COMMONLY KNOWN AS: 913-915 FOREST AVENUE, EVANSTON, ILLINOIS.

PINS: 11-19-223-031-1001; 11-19-223-031-1002; 11-19-223-031-1003; 11-19-223-031-1004; 11-19-223-031-1005; 11-19-223-031-1006; 11-19-223-031-1007; 11-19-223-031-1008; 11-19-223-031-1009; 11-19-223-031-1010.

ALSO KNOWN AS UNITS A, B, C, D, E, P-L, P-2, P-3, P-4 AND P-5 IN THE 913 FOREST-EVANSTON CONDOMINIUM RECORDED AT DOCUMENT NUMBER 0809516068.

COMMONLY KNOWN AS: 913-915 Forest Avenue, Evanston, Illinois 60202

UNOFFICIAL COPY

EXHIBIT B PERMITTED EXCEPTIONS

1. General taxes for the year 2011 and subsequent years.
2. Grantee's Mortgage or Trust Deed, if any, and acts done or suffered through Grantee.
3. Encroachment of the concrete located mainly on the land onto the property south and adjoining by an undisclosed amount, as shown on plat of survey number 04-3050 prepared by R&R Surveyors, Ltd. Dated December 1, 2004.

Property of Cook County Clerk's Office