

UNOFFICIAL COPY



Doc#: 1218011040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/28/2012 10:03 AM Pg: 1 of 2

MAIL TAX BILL TO:

Greg Roszkowski
2300 W. Talcott Rd.
Park Ridge IL 60068 #182

MAIL RECORDED DEED TO:

Greg Roszkowski
2300 W. Talcott Rd.
Park Ridge IL 60068 #182

PREPARED BY:

David T. Cohen & Associates, Ltd.
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711

213

SPECIAL WARRANTY DEED
(Corporation to Individuals)

THE GRANTOR, TCF NATIONAL BANK, a federal banking institution created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, having its principal office at the following address: 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation **CONVEYS AND WARRANTS** to **GREG ROSZKOWSKI**, a single man of 2300 W Talcott Rd #182 Park Ridge IL 60068 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT 1-B-2 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 2 (EXCEPT THE NORTH 150 FEET THEREOF AND EXCEPT THE WEST 85 FEET THEREOF, AND THE EAST 33 FEET THEREOF AND EXCEPT THAT PART OF AFORESAID LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 33 FEET OF LOT 2 (MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) WITH THE NORTHEASTERLY LINE OF SAID PERPETUAL EASEMENT (TALCOTT ROAD) ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1931 AS DOCUMENT NUMBER 11019056; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PERPETUAL EASEMENT (TALCOTT ROAD) A DISTANCE OF 37 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON SAID WEST LINE OF THE EAST 33 FEET OF LOT 2, 37 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 33 FEET OF LOT 2 A DISTANCE OF 37.0 FEET TO THE POINT OF BEGINNING) IN OWNER'S PARTITION OF LOTS 30 TO 33 IN COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21827476, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM

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REAL ESTATE TRANSFER

06/15/2012



COOK \$47.25
ILLINOIS \$94.50
TOTAL \$141.75

ATGF, INC.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 32082

110700002593

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SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 2300 W. TALCOTT ROAD, UNIT 1B2, PARK RIDGE, IL 60068

Permanent Index No.: 09-34-101-027-1004

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

In witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested to by its Assistant Vice President, this 7 day of June, 2012.

TCF NATIONAL BANK

BY: Randy Fuchser

ATTEST: [Signature]

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randy Fuchser, personally known to me to be a Vice President of TCF NATIONAL BANK, a Minnesota corporation, and Frank Vitek, personally known to me to be an Assistant Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Vice President, they signed and delivered the said instrument as Vice President and Assistant Vice President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said 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 7 day of July, 2012.

Commission expires:



[Signature]
Notary Public