

# UNOFFICIAL COPY

C.T.I./W  
888-2848-  
201236940 1004

This instrument prepared by:  
Richard W. Laubenstein  
216 West Higgins Road  
Park Ridge, IL 60068

After recording Return to:  
Dean Galanopoulos  
340 W. Butterfield Road  
Elmhurst, IL 60126  
12-685

Send subsequent Tax Bills to:  
**Cris-Lynn Properties, LLC**  
478 PENNSYLVANIA AVENUE  
SUITE 103  
GLEN ELLYN, IL 60137



Doc#: 1222333089 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2012 01:36 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED



This Indenture is made as of the 15<sup>th</sup> day of July, 2012, by **ABC BANK** formerly known as **AUSTIN BANK OF CHICAGO**, a 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, ("Grantor"), whose address is 5645 W. Lake Street, Chicago, Illinois 60644, and **CRIS-LYNN PROPERTIES, LLC**, an Illinois limited liability company, ("Grantee"), whose address is 478 Pennsylvania Ave., Suite 103, Glen Ellyn, Illinois 60137;

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

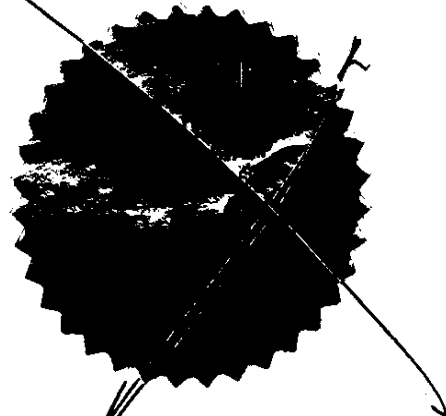
Lot 14 in Block 2 in Midland Development Co.'s North Lake Village, in South 1/2 Unit No. 4, a Subdivision in the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 1541 N. Roy Avenue, Melrose Park, Illinois 60160  
Permanent Tax Index Number: 15-05-103-029

S ✓  
P 3  
S ✓  
SC ✓  
INT ✓

REAL ESTATE TRANSFER		07/26/2012
	COOK	\$20.00
	ILLINOIS:	\$40.00
	TOTAL:	\$60.00

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2012-33-07

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TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its President and CEO pursuant to authority given by the Board of Directors, this 18<sup>th</sup> day of July, 2012

ABC BANK formerly known as  
AUSTIN BANK OF CHICAGO

By: *Colette Loesher*  
Colette Loesher, President and CEO

STATE OF ILLINOIS }  
  } SS  
COUNTY OF COOK        }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colette Loesher, personally known to me to be the President and CEO of ABC Bank formerly known as Austin Bank of Chicago, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President she signed and delivered the said instrument pursuant to authority given by the Board of Directors as her free and voluntary act, and as the free and voluntary act and deed of said ABC Bank formerly known as Austin Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>th</sup> day of July, 2012

*Patricia A. Phillips*  
Notary Public

My commission expires: 02/18/2016



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## EXHIBIT A

1. Subject to building setback lines, easements, ordinances, party walls and party wall rights, covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records, building code violations, leases and/or current occupants.
2. Acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser.
3. Purchaser's mortgage, if any, and related documents.
4. Existing unrecorded leases and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees.
5. Any lien, or right to a lien for services, labor or material, heretofore or hereinafter furnished, imposed by law and not shown on the public records.
6. Subject to general real estate taxes for the year 2012 and subsequent years.
7. Rights or claims of the parties in possession not shown by the public records.
8. Easement for public utilities as shown on the plat of subdivision recorded August 12, 1940 as Document 12528896 over the rear 10 feet of the land.
9. Easement for drainage over the rear line of the land as disclosed by an inspection.