

UNOFFICIAL COPY



Doc#: 1226222012 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2012 08:43 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14 day of September 2012, by and between **FIRST BANK**, a Missouri state bank ("Grantor"), and **WALTON STREET BUILDERS, LLC**, an Illinois limited liability company ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all 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:

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

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, 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 charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to covenants, conditions, and restrictions of record, public and utility easements, existing leases and tenancies, unconfirmed special governmental taxes or assessments, and general real estate taxes not yet due and payable.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its manager the day and year first above written.

FIRST BANK, a Missouri state bank

By: 
Name: James C. Brennan
Its: Vice President

Box 331

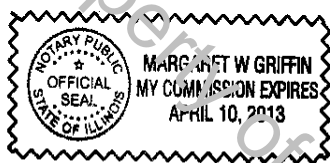
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STATE OF ILLINOIS)
 Lake) SS.
COUNTY OF COOK)

I, Margaret W Griffin, a Notary Public in and for said County in the State aforesaid, do hereby certify that James C. Brennan, Vice President of **FIRST BANK**, a Missouri state bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 7th day of September, 2012



Margaret W Griffin
Notary Public

My Commission Expires:

April 10, 2013

This Instrument Prepared By:

Tonya M. Parravano, Esq.
Crowley Barrett & Karaba, Ltd.
20 S. Clark St., Suite 2310
Chicago, Illinois 60603

After Recording Return to:

John Vathirtsas
1300 Jefferson St. #303
Des Plaines IL 60016

Send Subsequent Tax Bills To:

Walton Street Builders, LLC
106 W. Calendar Ave. #101
LaGrange IL 60525

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 12 IN BLOCK 2 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN SUBDIVISION BY THE EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-02-302-040-0000


Common Address: 4350 S. Berkeley, Chicago, IL 60653


PARCEL 2:

LOT 22 AND THE SOUTH 1 FOOT OF LOT 23 IN BLOCK 1 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN SUBDIVISION BY THE EXECUTORS OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-02-303-019-0000

Common Address: 4341 S. Berkeley, Chicago, IL 60653

REAL ESTATE TRANSFER	09/14/2012
	CHICAGO: \$337.50
	CTA: \$135.00
	TOTAL: \$472.50
20-02-303-019-0000 20120801605822 W8VD2D	

REAL ESTATE TRANSFER	09/14/2012
	COOK: \$22.50
	ILLINOIS: \$0.00
	TOTAL: \$22.50
20-02-303-019-0000 20120801605822 PG088T	