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Doc#: 1229322027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/19/2012 08:51 AM Pg: 1 of 2



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

89144311 elec LMO

THE GRANTOR, Seaway Bank and Trust Company, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to 4038 N. Milwaukee Management Group LLC an Illinois limited liability company

4038 N. Milwaukee Ave. Chicago IL 60641

(GRANTEE'S ADDRESS) 20 North Clark Street, Suite 1725, Chicago, IL 60602

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION (HEREINAFTER DESCRIBED) LYING WEST OF MILWAUKEE AVENUE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWEST LINE OF MILWAUKEE AVENUE, 325 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWEST LINE WITH A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 16; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID SOUTHWEST LINE OF MILWAUKEE AVENUE 110.6 FEET; THENCE NORTHWESTERLY 26.6 FEET; THENCE NORTHEASTERLY 119.7 FEET TO SAID SOUTHWEST LINE OF MILWAUKEE AVENUE; AND THENCE SOUTHEASTERLY 25 FEET TO POINT OF BEGINNING, IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment; installments not due at the date hereof any special tax or assessment for improvements heretofore completed; general taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2011 and subsequent years.

Permanent Real Estate Index Number(s): 13-16-430-011-0000
Address of Real Estate 4038 N. Milwaukee Avenue, Chicago, IL 60641

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 Sr. EVP, and attested by its EVP and General Counsel this 10th day of October, 2012.

Seaway Bank and Trust Company

By Arlene Carruthers-Williams
Arlene Carruthers-Williams
Sr. EVP

Attest William Bates, Jr.
William Bates, Jr.
EVP and General Counsel

REAL ESTATE TRANSFER	10/10/2012
CHICAGO:	\$1,200.00
CTA:	\$480.00
TOTAL:	\$1,680.00

13-16-430-011-0000 | 20120901605226 | ZGA0H4

REAL ESTATE TRANSFER	10/10/2012
COOK	\$80.00
ILLINOIS:	\$160.00
TOTAL:	\$240.00

13-16-430-011-0000 | 20120901605226 | XENBTS

Box 334

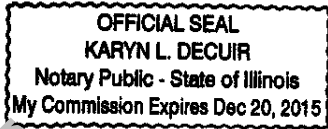
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Arlene Carruthers-Williams, personally known to me to be the Sr. EVP of the Seaway Bank and Trust Company, and William Bates, Jr., personally known to me to be the EVP and General Counsel of said 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 Sr. EVP and EVP and General Counsel they signed and delivered the said instrument 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 10th day of October 20 12



Karyn L. Decuir (Notary Public)

Prepared By: William Bates, Jr.
645 E. 87th Street
Chicago, IL 60619

Mail To:

Dan Q. Tran
Law Offices of Dan Q. Tran
20 N. Clark Street, #1725
Chicago, IL 60602

Name & Address of Taxpayer:

4038 N. Milwaukee Management Group LLC
~~c/o 20 N. Clark Street, #1725~~ 4038 N. Milwaukee Ave.
Chicago, IL ~~60602~~ 60641

Property of Cook County Clerk's Office