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SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 19th day of November, 2012, between DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD assignee of HARRIS N.A. n/k/a BMO HARRIS BANK N.A. assignee of THE FEDERAL DEPOSIT INSURANCE CORPORATION a corporation of the United States of America as receiver for AMCORE Bank, N.A. ("Grantor"), to and in favor of EQUITYBUILD, Inc., a Florida corporation ("Grantee"); WITNESSETH, that the Grantor, for and in consideration of the sum of Ten



Doc#: 1233933071 Fee: \$44.00
 Karen A. Yarbrough RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 12/04/2012 10:17 AM Pg: 1 of 4

and No/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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; and hereby does further grant to Grantee and its successors and assigns, as such rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium aforesaid, recorded in the office of the recorder of deeds, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Box 400-CTCC

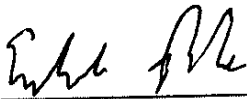
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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its senior vice president the day and year first above written.

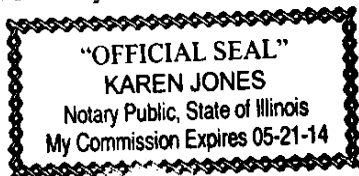
DEARBORN STREET HOLDINGS, LLC-SERIES 5 ROCKFORD assignee of HARRIS N.A. n/k/a BMO HARRIS BANK N.A. assignee of THE FEDERAL DEPOSIT INSURANCE CORPORATION a corporation of the United States of America as receiver for AMCORE Bank, N.A.


By: 
Name: Edmund Burke
Its: Vice President

STATE OF ILLINOIS)
COUNTY OF COOK WHEATON

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Edmund Burke, as a Vice President of Dearborn Street Holdings, LLC-Series 5 Rockford assignee of Harris N.A. n/k/a BMO HARRIS N.A. assignee of the Federal Deposit Insurance Corporation, a corporation of the United States of America as receiver for AMCORE Bank, N.A. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 notarial seal this 19th day of November, 2012.




Notary Public

THIS INSTRUMENT WAS PREPARED BY

Scott H. Kenig, Esq.
Randall & Kenig LLP
455 North Cityfront Plaza Drive
NBC Tower
Suite 2510
Chicago, Illinois 60611

AFTER RECORDING RETURN TO:

Stephen Taylor, Esq.
De Bruyn Taylopr & De Bruyn Ltd.
15252 S. Harlem Avenue
Chicago, Illinois 60462

SEND SUBSEQUENT TAX BILLS TO:

Equitybuild, Inc.
1083 N. Collier Boulevard
Suite 132
Marco Island, Florida 34145
Attn.: Jerry Cohen

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EXHIBIT A

PROPERTY DESCRIPTION

UNIT NUMBERS A1, B1, A2, B2, A3, A4 AND B3 IN THE 4755-57 S. ST. LAWRENCE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 30 AND 31 (EXCEPT STREET) IN BLOCK 1 IN THE SUBDIVISION OF LOTS 3, 4 AND 5 IN STONE AND MCGLASHAN'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0836618018 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Plat: 20-10-203-046-1001-1006, 1008

*P.A.: 4755 S. St. Lawrence Ave., A1
Chicago, IL 60615-1590*

REAL ESTATE TRANSFER 11/26/2012



COOK	\$212.50
ILLINOIS:	\$425.00
TOTAL:	\$637.50

20-10-203-046-1001 | 20121101603725 | ESBJ8S

REAL ESTATE TRANSFER 11/26/2012



CHICAGO:	\$3,187.50
CTA:	\$1,275.00
TOTAL:	\$4,462.50

20-10-203-046-1001 | 20121101603725 | EFLT8P

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of Closing;
2. Terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments;
3. Public and utility easements including any assessments established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments.
4. Party wall rights and agreements.
5. Limitations and conditions imposed by the Condominium Property Act.
6. Installments due after the date of Closing or general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.
7. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded on December 31, 2008 as Document 0836613018 as amended from time to time.
8. Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.
9. Covenant made by 4755 S. St. Lawrence an Illinois limited liability company, recorded October 1, 2008 as Document No. 0827557119, that the maintenance and repair of the common lines located anywhere on the property for the point of connection to the sewer main in the public street shall be the responsibility of the owner of the property to be constructed as approved by the City of Chicago also that the City of Chicago shall have full right and authority to access all services valves and water meters whatsoever located on the property.
10. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.