

# UNOFFICIAL COPY



Doc#: 1236345059 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2012 01:16 PM Pg: 1 of 3

MAIL TO:

Thomas Magarian  
2623 West Winnemac  
Chicago, IL 60625

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 21<sup>st</sup> day of September, 2012., between **M & T Bank**, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Tom Magarian**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) 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 corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 09-20-114-062-0000  
PROPERTY ADDRESS(ES):

866 Walnut Court, Des Plaines, IL, 60016

56  
09  
27  
12  
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00  
NO. 54503  
866 WALNUT CT  
CITY OF DES PLAINES

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IN WITNESS WHEREOF, said party of the first part has caused by its Banking Officer, the day and year first above written.

REAL ESTATE TRANSFER		12/28/2012
	COOK	\$62.50
	ILLINOIS:	\$125.00
	TOTAL:	\$187.50

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M & T Bank

By Margaret Phillips  
MARGARET PHILLIPS  
BANKING OFFICER

STATE OF New York )  
 ) SS  
COUNTY OF Erie )

I, LUCY A DANNECKER, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret Phillips, personally known to me to be the Banking Officer for M & T Bank, 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 the grantor, (s)he/she signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21<sup>st</sup> day of September, 2012.

Lucy A. Dannecker  
NOTARY PUBLIC

My commission expires: 07-25-15

LUCY A DANNECKER  
Lic. #01DA6245443  
Notary Public-State of New York  
Qualified in ERIE  
My Commission Expires 07/25/2015

This Instrument was prepared by:  
PIERCE & ASSOCIATES, P.C.,  
1 North Dearborn, Suite 1300  
Chicago, IL 60602  
BY: Scarlett Cowan

PLEASE SEND SUBSEQUENT TAX BILLS TO:  
Thomas Magarian

866 Walnut Court  
Des Plaines, IL 60016

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## Exhibit A

That part of Lot 23 in Block 13 circumscribed by a line described as follows:

Beginning at a point on the Southeast corner of said Lot 23, thence West on the South line of said Lot 23, a distance of 46.00 feet, thence North on a line 46.00 feet West of and parallel to the East line of said Lot 23, a distance of 170.10 feet, to a point on the Northwestern line of said Lot 23, thence Northeasterly on said Northwestern line on a curve with a radius of 660.00 feet and convex to the Southeast, a distance of 50.50 feet, thence East a distance of 29.50 feet, to a point on the East line of said Lot 23, thence South on said East line, a distance of 214.47 feet, to a point of beginning,

in Homerican Villas, said Homerican Villas being a subdivision of the West half of the Northwest quarter of Section 20, (except the Easterly 503.00 feet, as measured at right angles to the East line thereof), also the East half of the Northeast quarter of Section 19 (except the West 173.00 feet thereof) in Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office