

# UNOFFICIAL COPY



Doc#: 1300429063 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2013 12:06 PM Pg: 1 of 4

Send tax notices to

Debbie Flanagan  
944 W. Grace Street, Unit B201  
Chicago, IL 60613

FOR RECORDER'S USE ONLY

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO

James M. Yannakopoulos, Esq.  
Koransky, Bouwer & Poracky, P.C.  
425 Joliet Street, Suite 425  
Dyer, Indiana 46311

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed") is made effective this 21st day of December, 2012, by **CENTIER BANK** ("Grantor"), whose legal address is 600 East 84<sup>th</sup> Avenue, Merrillville, Indiana 46410, to **DEBBIE FLANAGAN** ("Grantee") whose legal address is 2926 N. Riverwalk Drive, Chicago, IL 60618. *\* A single woman*

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee and to Grantee's heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to-wit:

See attached Legal Description

Address of Real Estate: 944 W. Grace, Unit B201, Chicago, Cook County, Illinois

Parcel Number: 14-20-212-021-1007 and 14-20-212-021-1138

Together with the hereditaments and appurtenances thereunto 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 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 Grantee and Grantee's heirs and assigns forever.

2000 North National Trust  
222 N. LaSalle  
Chicago, IL 60601

# UNOFFICIAL COPY

## EXHIBIT A Permitted Encumbrances

- a. Covenants, conditions and restrictions of record;
- b. Private, public and utility easements and roads and highways, if any;
- c. Party wall rights and agreements, if any;
- d. Existing leases and tenancies;
- e. Special taxes or assessments for improvements not yet completed;
- f. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed
- g. General taxes for the year 2012 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2012

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Units 944-B201 and Parking Unit 58 in Grace Sheffield Condominium as delineated on the survey of certain lots or parts thereof in Stocks Subdivision being a Subdivision located in Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded April 28, 1988 as Document 98338746 and any amendments thereto, in Cook County, Illinois, together with an undivided percentage interest in the common elements.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that to the actual knowledge of Grantor's Assistant Vice President, Daniel Salmon, and without any further investigation into the matter, Grantor has not done or suffered to be done, anything, during Grantor's ownership of the real estate, whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except for the permitted encumbrances set forth in Exhibit "A" attached hereto and incorporated by reference herein; and it will warrant and defend the said premises against all persons lawfully claiming, or to claim the same by, through or under Grantor.

This Deed is an absolute conveyance, the Grantor having transferred said Property to Grantee for fair and adequate consideration.

Grantor declares that this conveyance is freely and fairly made.

IN WITNESS WHEREOF, the Grantor has executed this Deed to be effective as of the date set forth above.

### CENTIER BANK

By: *Daniel Salmon*  
Name: DANIEL SALMON  
Title: ASSISTANT VICE PRESIDENT

STATE OF INDIANA )  
) ss:  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said county and state, certify that DANIEL SALMON, as Assistant Vice President of Centier Bank, acting under company authority, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 20th day of December, 2012

My Commission Expires: 6/26/2016  
My County of Residence: Jaeger

*Suzanne L. Duttlinger*  
SUZANNE L. DUTTLINGER, Notary Public

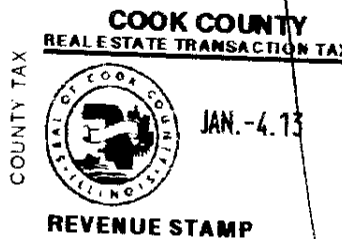
City of Chicago  
Dept. of Finance  
634975



Real Estate  
Transfer  
Stamp  
\$1,785.00

Batch 5 757 056

1/2/2013 11:49  
ar00347



REAL ESTATE TRANSFER TAX
0008500
# 0000012737
FP 103042

STATE OF ILLINOIS



JAN. -4.13

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000012876
REAL ESTATE TRANSFER TAX
0017000
FP 103037