

# UNOFFICIAL COPY

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**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:**

AMRESKO Commercial Finance, LLC  
412 E. Parkcenter Blvd., Suite 300  
Boise, Idaho 83706  
Attn: Thomas F. Gratton

Doc#: 1319329048 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/12/2013 04:20 PM Pg: 1 of 4

**SUBSEQUENT TAX BILLS TO BE SENT TO:**

CF IL REO LLC  
c/o AMRESKO Commercial Finance, LLC  
412 E. Parkcenter Blvd., Suite 300  
Boise, Idaho 83706  
Attn: Special Servicing

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of June 28, 2013, between Federal Deposit Insurance Corporation, as Receiver of Premier Bank, Wilmette, Illinois ("Grantor"), to International Bank of Chicago, an Illinois state-chartered bank, having an address of 1210 Central Avenue, Wilmette, Illinois 60091 ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and made a part hereof, together with all and singular the improvements and fixtures located thereon, 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 Grantor, either in law or equity of, in and to the above described premises, with the hereditament and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to all covenants, restrictions, easements, reservations and other matters currently of record (the "Permitted Title Exceptions").

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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Special Warranty Deed as of the day and year first above written,

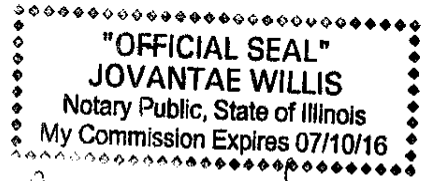
**Federal Deposit Insurance Corporation as Receiver of Premier Bank, Wilmette, Illinois**

By: *Don Stahl*  
Don Stahl  
Attorney-in-Fact

STATE OF ILLINOIS            )  
  )SS  
COUNTY OF COOK            )


I, the undersigned, a Notary Public, in and for the State aforesaid, do hereby certify that Don Stahl personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me 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.

My Commission Expires 07/10/2016




*Jovantae Willis*

**EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 4, REAL ESTATE TRANSFER TAX ACT.**

REAL ESTATE TRANSFER	07/12/2013
 CHICAGO:	\$0.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

16-10-331-020-0000 | 20130501606793 | MQQTP5

REAL ESTATE TRANSFER	07/12/2013
 COOK	\$0.00
 ILLINOIS:	\$0.00
TOTAL:	\$0.00

16-10-331-020-0000 | 20130501606793 | 86MK3A

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## EXHIBIT A LEGAL DESCRIPTION

LOTS 25, 26, 27, 28, 29, 30, 31, 32 and 33 IN BLOCK 37 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER(S):

16-10-331-020-0000

16-10-331-021-0000

16-10-331-022-0000

16-10-331-023-0000

16-10-331-024-0000

16-10-331-025-0000

COMMON ADDRESS: 4438-4456 West Madison, Chicago, Illinois 60624

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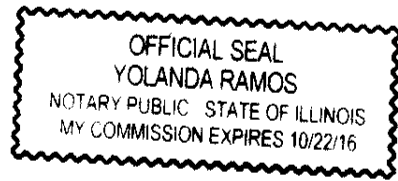
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 28, 2013 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 28th day of June  
2013



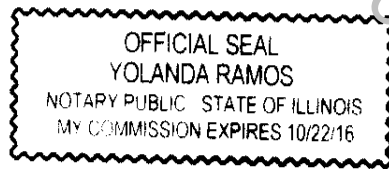
[Signature]  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 28, 2013 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 28th day of June  
2013



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]