

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1321312038 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2013 09:17 AM Pg: 1 of 3

THE GRANTOR, **Banco Popular North America**, of the County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and SELL to **3804 NORTH, LLC**, an Illinois limited liability company, ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

See the Legal Description attached hereto and made a part hereof as "Exhibit A". *8918140 HZ 183*

Permanent Real Estate Index Numbers: 15-04-102-005-0000, 15-04-102-006-0000,  
15-04-102-009-0000, 15-04-102-010-0000,  
15-04-102-026-0000, 15-04-102-042-0000



Property Address: 3820 W. North Avenue, Stone Park, IL 60165  
*3804-10 W. NORTH AVENUE, STONE PARK, IL 60165*

Subject to: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; any declaration of condominium and all additional and ancillary condominium documents; building setback lines and use or occupancy restrictions; encroachments which do not affect the use of the Property; zoning and other laws and ordinances; drainage ditches, feeders, laterals and drain tile, sewers, water pipes and pipe or other conduit and agreements, rights of way and easements relating thereto; any lien, encumbrance or claim against title to the Property and/or the improvements of any kind incurred or assumed by Buyer; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and its successor and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor.

2092675 131250130999

**BOX 333-CT**

REAL ESTATE TRANSFER		07/11/2013
	COOK	\$212.50
	ILLINOIS:	\$425.00
	TOTAL:	\$637.50
15-04-102-005-0000   20130601607502   R203G1		

*Vertical stamp: SCPS/INTL with handwritten initials*

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 26<sup>th</sup> day of June, 2013.

BANCO POPULAR NORTH AMERICA

By: [Signature]

Name: Nicholas Lesniak

Its: Assistant Vice President

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Nicholas Lesniak personally known to me to be the AVP of Banco Popular North America 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 acknowledged that as such AVP he/she signed and delivered the said instrument, pursuant to authority given to him/her by Banco Popular North America, as his/her free and voluntary act, and as the free and voluntary act and deed of said Banco Popular North America, for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of June, 2013.

[Signature]  
NOTARY PUBLIC

After recording mail to:

Roger J. Brejcha.  
512 W. Burlington Avenue, #6A  
LaGrange, IL 60525

Prepared by:

Chuhak & Tecson, P.C.  
Valerie J. Freireich  
30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606

Send subsequent tax bills to:

3804 NORTH, LLC  
1123 Prairie Avenue  
Park Ridge, IL 60068



**VILLAGE OF STONE PARK  
COOK COUNTY, IL  
\$1,700.00-3804-10 W North Ave  
REAL ESTATE TRANSFER TAX  
ORDINANCE No. 87**

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## EXHIBIT A LEGAL DESCRIPTION

LOT 1 TO 6 AND LOT 40 IN BLOCK 3 IN H.O. STONE AND COMPANY'S WORLD'S FAIR ADDITION IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1929 AS DOCUMENT 10262949, (EXCEPT THAT PART OF LOTS 1 TO 6, LYING NORTHEASTERLY OF A LINE SHOWN FROM A POINT ON THE WEST LINE OF SAID LOT 6, A DISTANCE OF 15.36 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 6 TO A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 109.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1), IN COOK COUNTY, ILLINOIS.