



13238010710

Special Warranty Deed
CORPORATION TO
CORPORATION

ILLINOIS

Doc#: 1323801071 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/26/2013 12:13 PM Pg: 1 of 4

Above Space for Recorder's Use Only

BOX 15

THIS AGREEMENT between North Community Bank, successor by merger to Metrobank (formerly known as Citizens Community Bank of Illinois) an Illinois Banking Corporation and duly authorized to transact business in the State of Illinois, party of the first part, and City of Oak Forest, an Illinois Municipal Corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 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 the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description rider attached as page 3 hereto)


Together with all and singular 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 the party of the first part, 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 described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part City of Oak Forest, an Illinois Municipal Corporation, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs 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: General Taxes for the year 2012 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 28-16-407-025-0000
Address(es) of Real Estate: 15659 S. Lamon, Oak Forest, Illinois ^{Ac} 60452

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH B SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH B OF SECTION 7.3 OF THE COOK COUNTY TRANSFER TAX ORDINANCE


Grantor/Grantee or Representative 7/24, 2013

FIDELITY NATIONAL TITLE 51009105

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S Y
P 4/66
S N
SC V
INT 18

UNOFFICIAL COPY



The date of this deed of conveyance is July 25, 2013.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Chief Credit Officer, on the date stated herein.

Name of Corporation:
 North Community Bank successor by merger with
 Metrobank f/k/a Citizens Community Bank of Illinois


 By: Steve Eastwood, Chief Credit Officer

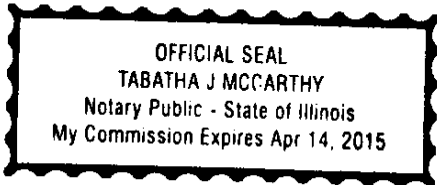
(Impress Corporate Seal Here)

EAL ESTATE TRANSFER	07/29/2013
 	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

State of Illinois
 County of Cook ss.

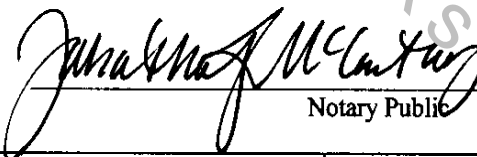
28-18-407-025-0000 | 20130501605553 | XCB7V7

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steve Eastwood personally known to me to be the Chief Credit Officer of North Community Bank, successor by merger with Metrobank, 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 such Chief Credit Officer, he signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal July 17, 2013

(Impress Seal Here)
(My Commission Expires 4.14.15)


 Notary Public

This instrument was prepared by: Elka Geller Nelson & Associates 2711 N. Halsted Chicago, IL 60614	Send subsequent tax bills to: City of Oak Forest 15440 S. Central Ave Oak Forest, IL 60452	Recorder-mail recorded document to: Klein Thorpe & Jenkins 20 N. Wacker Drive # 1660 Chicago, IL 60606 Attn: Scott Uhler
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UNOFFICIAL COPY



FIDELITY NATIONAL TITLE INSURANCE COMPANY

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000
FAX: (312) 621-5033

ORDER NUMBER: 2011 051009165 UCH
STREET ADDRESS: 15659 S LAMON

CITY: OAK FOREST COUNTY: COOK
TAX NUMBER: 28-16-407-025-0000

LEGAL DESCRIPTION:

THE WEST 150 FEET OF LOTS 13 AND 14 IN BLOCK 33 IN ARTHUR T. MCINTOSH AND COMPANY'S
CICERO AVENUE SUBDIVISION IN THE WEST 1/2 OF SECTION 15, AND THE EAST 1/2 OF SECTION
16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7/29, 2013 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 29 day of July

2013

Barbara Hughes
Notary Public



The grantor 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 7/29, 2013 Signature: _____
Grantee or Agent

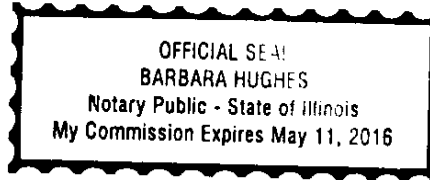
Subscribed and sworn to before me by the

said _____

this 29 day of July

2013

Barbara Hughes
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.]