



Doc#: 1326941075 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/26/2013 12:08 PM Pg: 1 of 4

This Instrument Prepared By:  
J. Steven Butkus, Esq.  
GUERARD KALINA & BUTKUS  
310 S. County Farm Road, Suite H  
Wheaton, IL 60187

After Recording Return to:  
Marc Vanecko  
233 E Erie #700  
Chicago IL 60611

Mail Tax Bills To:  
ELM STREET HOMES, LLC  
Attn:  
909 N. Sepulveda Blvd., Suite 840  
El Segundo, CA 90245

(Space above this line reserved for recording data)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed as of August 19, 2013, by and between AMERICAN BANK AND TRUST COMPANY, N.A., a National Banking Association, having offices at 1542 S. Randall Road, Attn: Commercial Loan Department, Geneva, IL 60134 ("Grantor") and ELM STREET HOMES, LLC, a(n) Limited Liability Company, whose address is 909 N. Sepulveda Blvd., Suite 840, El Segundo, CA 90245 ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby SELL and CONVEY to Grantee the real estate located in the County of Kane, State of Illinois, as more particularly described on EXHIBIT "A" attached hereto and incorporated herein by this reference, together with all and singular rights, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, subject to all covenants, conditions, restrictions, encumbrances, rights of way, easements and exceptions of record, including, but not limited to, the items set forth on EXHIBIT "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), and subject to general real estate taxes not due and payable; covenants, conditions and restrictions of record; and building leases and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate (the "Property").

Grantee acknowledges that Grantor acquired the Property through statutory or judicial foreclosure and that Grantor has not occupied the Property and has no personal knowledge of its condition or whether or not any defects exist thereon. GRANTOR DOES NOT WARRANT, EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER (ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED) AND GRANTEE ACCEPTS SAID PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS" INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY.

Grantor, for itself and its successors and assigns, shall and will WARRANT and DEFEND the title to the Property unto the Grantee and the Grantee's successors and assigns FOREVER against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the Permitted Exceptions (if any).

BOX 333-CT

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INT

PROOF 201344731

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its duly authorized officer or representative as of the date first above written.

**GRANTOR:**

**AMERICAN BANK AND TRUST COMPANY, N.A.,**  
a National Banking Association

By: Garrett E. Buhle

Print Name: **GARRETT E. BUHLE**

Title: **Senior Vice President**

1137 Geneva  
VILLAGE OF WILSONVILLE

66750  
8-20-13  
722184  
15-08-432-021-0000

amerbank\carrillo\OREO\elm street\special warranty deed\080513\cp

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that GARRETT E. BUHLE, Senior Vice President of AMERICAN BANK AND TRUST COMPANY, N.A., a National Banking Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Senior Vice President, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 17th day of August, 2013.

Garrett E. Buhle  
Notary Public



REAL ESTATE TRANSFER		08/23/2013
COOK		\$44.50
ILLINOIS:		\$89.00
<b>TOTAL:</b>		<b>\$133.50</b>

15-08-432-021-0000 | 20130801602580 | SLLEKJ

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**EXHIBIT "A"**

**LEGAL DESCRIPTION OF "PREMISES"**

THE NORTH 50.0 FEET OF THE SOUTH 100.0 FEET OF LOT 30 IN J.H. WHITESIDE AND COMPANY'S MADISON STREET ADDITION OF THAT PART OF THE SOUTHEAST ¼ LYING SOUTH OF BUTTERFIELD ROAD IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-08-432-021-0000

COMMONLY KNOWN AS: 437 GENEVA AVENUE, HILLSIDE, COOK COUNTY, IL

Property of Cook County Clerk's Office

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**EXHIBIT "B"**

**PERMITTED TITLE EXCEPTIONS**

**(437 N. GENEVA AVENUE, HILLSIDE, ILLINOIS)**

1. General real estate taxes not yet due or payable;
2. Zoning and use laws and ordinances;
3. Covenants, conditions, restrictions and easements of record;
4. All matters as would be disclosed by a current survey of the Property.
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_

Property of Cook County Clerk's Office