

UNOFFICIAL COPY

This instrument prepared by:
Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068



Doc#: 1403019076 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/30/2014 03:56 PM Pg: 1 of 3

After recording Return to:
Robert J. Voegel, Esq.
36 W. Randolph, Suite 800
Chicago, IL 60601

Send subsequent Tax Bills to:
Cubico, LLC
and Ninos Tchiko
3555 W. Ainslie St.
Chicago, IL 60625

① GNT # 14-0002

SPECIAL WARRANTY DEED

Grantor, **ABC BANK formerly known as AUSTIN BANK OF CHICAGO**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, ("Grantor"), whose address is 5645 W. Lake Street, Chicago, Illinois 60644, and **CUBICO, LLC and Ninos Tchiko**, ("Grantee"), whose address is 3555 W. Ainslie, Chicago, Illinois 60625

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 the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Lot 20, in Wineman's Subdivision of the North 1/2 of Lot 25 in School Trustees' Subdivision in Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, **RECORDED JUNE 27, 1882 AS DOCUMENT 404711.**

Common Address: 234-40 W. 57th Street and 5658 S. Wells St., Chicago, Illinois 60621

Permanent Tax Index Number: 20-16-202-088 - 0000

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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;

REAL ESTATE TRANSFER

01/30/2014



CHICAGO: \$600.00
CTA: \$240.00
TOTAL: \$840.00

REAL ESTATE TRANSFER

01/30/2014



COOK \$40.00
ILLINOIS: \$80.00
TOTAL: \$120.00

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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its President and CEO pursuant to authority given by the Board of Directors, this 10th day of January, 2014.

ABC BANK formerly known as
AUSTIN BANK OF CHICAGO

By: Colette Loesher
Colette Loesher, President and CEO

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colette Loesher, personally known to me to be the President and CEO of ABC Bank formerly known as Austin Bank of Chicago, 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 President and CEO she signed and delivered the said instrument pursuant to authority given by the Board of Directors as her free and voluntary act, and as the free and voluntary act and deed of said ABC Bank formerly known as Austin Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of JANUARY, 2014

Hilda A Bran
Notary Public

My commission expires: 5/16/15



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EXHIBIT A

1. Subject to building setback lines, easements, ordinances, party walls and party wall rights, covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records, building code violations, leases and/or current occupants.
2. Acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser.
3. Purchaser's mortgage, if any, and related documents.
4. Existing unrecorded leases and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees.
5. Any lien, or right to a lien for services, labor or material, heretofore or hereinafter furnished, imposed by law and not shown on the public records.
6. Subject to general real estate taxes for the year 2013 and subsequent years.
7. Certification of Ordinance expanding the boundaries of the Chicago Enterprise Zone VI dated 07/15/2013 and recorded 10/09/2013 as Document 1328213019.
8. Proceedings pending in Building Code Violation Case No. 10 M1 400495 in the Circuit Court of Cook County, Illinois, entitled "City of Chicago vs. Kostis Mavrianos, Sppyridon Maxtaxas Metaxas, Austin Bank of Chicago, RBS Citizens, N.A. Successor to Charter One bank, N.A." Lis Pendens recorded 03/09/2010 as 1006841114.
9. ENCROACHMENT OF STAIRWELL ONTO PROPERTY NORTH AND ADJOINING AS DISCLOSED ON SURVEY BY MICHAEL J. EMMERT SURVEYS, INC. DATED JANUARY 11, 2014.