

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

999101325



This instrument was prepared by:

Richard L. DiNardo, Esq.  
Republic Bank of Chicago  
2221 Camden Court  
Oak Brook, IL 60523

Doc#: 1406655149 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/07/2014 03:35 PM Pg: 1 of 5

After recording, mail to:

Scott Z. Berman, Esq.  
9816 Keeler Avenue  
Skokie, IL 60076

Send subsequent tax bills to:

Joseph Dynamic Corporation  
4350 Oakton Street, Suite 203  
Skokie, IL 60076  
Attn: Delroy J. Powell

Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on this 27th day of February, 2014 by REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, as assignee of FDIC, as receiver of DuPage National Bank, which has its principal place of business at 2221 Camden Court, Oak Brook, Illinois ("Grantor"), to JOSEPH DYNAMIC CORPORATION, an Illinois corporation ("Grantee").

### WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof)

Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

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 Grantor either in law of equity, of, in and to the above described premises, with the

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hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor, for itself and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that the property is being sold **"AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose.**

This Special Warranty Deed is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

[Signature page follows]



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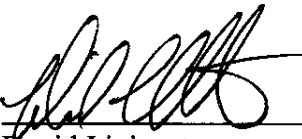
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN:	10-28-202-016-000
ADDRESS:	4901 03 Oakton
2095	2/27/14 \$765.00 SL

GRANTOR:

REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, as assignee of FDIC, as receiver of DuPage National Bank

REAL ESTATE TRANSFER	03/03/2014
	COOK \$127.50
	ILLINOIS: \$255.00
	TOTAL: \$382.50
10-28-202-016-0000   20140201605294   4QZ79S	

By:   
 Name: David Livingston  
 Its: Executive Vice President

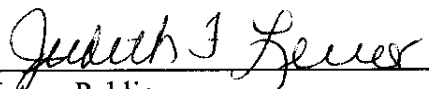
STATE OF ILLINOIS

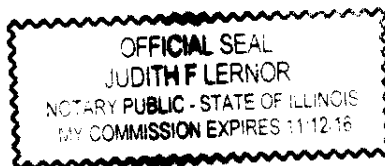
COUNTY OF ~~LAKE~~  
DuPage

} SS:

BEFORE ME, a Notary Public in and for said county and state, personally appeared David Livingston, the Executive Vice President of the Grantor, Republic Bank of Chicago, an Illinois banking corporation, as assignee of FDIC, as receiver of DuPage National Bank, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such executive vice president on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 28<sup>th</sup> day of February, 2014.

  
 Notary Public



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## EXHIBIT 1

### Legal Description

LOT 1 (EXCEPT THE NORTH 7 FEET THEREOF DEDICATED TO THE VILLAGE OF SKOKIE) IN BLOCK 2 IN NORTH SHORE 'L' TERMINAL SUBDIVISION OF THE WEST 9½ ACRES OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND OF THAT PART WEST OF RAILROAD OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANNGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 10-28-202-016-0000

Commonly known as 4901-4903 W. Oakton Street, Skokie, Illinois 60077

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## EXHIBIT 2

### Permitted Exceptions

1. Taxes for the year 2013 and subsequent years, not yet due or payable.
2. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in Deed from Chicago Title and Trust Company, as trustee under Trust Number 1069 to Otto B. Weiner and Kate Weiner, his wife, dated July 15, 1924 and recorded August 19, 1924 as Document 8556825.

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