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## SPECIAL WARRANTY DEED



1413431069

Doc#: 1413431069 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/14/2014 10:37 AM Pg: 1 of 3

69-511-10  
This SPECIAL WARRANTY DEED, is made as of the 7th day of May, 2014, between AMERICAN METRO BANK, an Illinois banking corporation (the "Grantor") and S&S FULLERTON LLC, an Illinois limited liability company, having an address at 5325 West Fullerton Avenue, Chicago, Illinois 60639 (the "Grantee").

ABCL111LNN

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee and its successors 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 RIDER CONTAINING LEGAL DESCRIPTION  
ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's successors and assigns, that Grantor 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, and WILL WARRANT AND DEFEND, against all persons lawfully claiming or to claim the same by, through or under Grantor, subject to: general real estate taxes not due and payable at the time of closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies; and acts done or suffered by or through the Buyer.

Property Index Number: 13-33-102-003-0000

Property Address: 5319 West Fullerton, Chicago, Illinois 60639

[SIGNATURE PAGE TO FOLLOW]

Handwritten signature and date: 5/14/14

BOX 333-CP

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and date first above written.

GRANTOR:

AMERICAN METRO BANK

By: *[Signature]*

Its: *President & CEO*

State of ILLINOIS )  
 ) SS  
County of COOK )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Patrick McShane, President of American Metro Bank, the Grantor, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal this 2nd day of May, 2014.


*Mary Choy*  
NOTARY PUBLIC




This instrument prepared by:  
Joey Waldman, Esq.  
1247 Waukegan Road, Suite 100  
Glenview, Illinois 60025

After recording, please mail to:  
Thomas F. Shero  
4748 North Pulaski Road  
Chicago, Illinois 60630

Mail Subsequent Tax Bills to:  
S&S Fullerton LLC  
5325 West Fullerton Avenue  
Chicago, Illinois 60639

REAL ESTATE TRANSFER		05/07/2014
	COOK	\$87.50
	ILLINOIS:	\$175.00
	TOTAL:	\$262.50

13-33-102-003-0000 | 20140501601208 | BYEQQL

REAL ESTATE TRANSFER		05/07/2014
	CHICAGO:	\$1,312.50
	CTA:	\$525.00
	TOTAL:	\$1,837.50

13-33-102-003-0000 | 20140501601208 | ABNPCU

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**EXHIBIT A**  
**Legal Description**

**LOT 8 (EXCEPT THE NORTH 17 FEET OF LOT 8) IN BLOCK 1 IN DICKEY AND BAKER'S  
SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING NORTH OF THE CENTER LINE OF GRAND  
AVENUE IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 5319 WEST FULLERTON AVENUE, CHICAGO, ILLINOIS  
60639**

**PROPERTY INDEX NUMBER: 13-33-102-003-0000**

Property of Cook County Clerk's Office