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Doc#: 1416022019 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2014 09:03 AM Pg: 1 of 3

Property of Cook County Office  
**SPECIAL LIMITED WARRANTY DEED**

THIS INDENTURE WITNESSETH, that NORTH COMMUNITY BANK, an Illinois banking corporation, as successor by merger with The First Commercial Bank, 3639 N. Broadway, Chicago, Illinois 60613 ("Grantor") CONVEYS AND SPECIALLY WARRANTS to STELIAN R. MAZILU ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate located in Cook County, in the State of Illinois:

**SEE ATTACHED LEGAL DESCRIPTION**

Address of Real Estate: 2105 E. 67<sup>th</sup> Street, Unit 307, Chicago, Illinois 60649

Permanent Real Estate Index Number: 20-24-402-023-1036

TOGETHER WITH, all and singular, the rights benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being herein referred to as the "Real Estate").

Subject to (i) all taxes and special assessments now due and payable and those due and payable after this date; (ii) zone and building laws and ordinances and amendments thereto; (iii) easements, if any, restrictions, conditions, reservations, and covenants appearing in any deed or other instrument of record; (iv) all matters disclosed in the owner's title insurance policy commitment of Chicago Title Insurance Company with respect to the Real Estate, including all standard or general exceptions contained therein.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other. Except for the warranties of title contains herein, the conveyance of the Real Estate is made on an "as is" basis.

EX 333-CP

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# UNOFFICIAL COPY

The undersigned person executing this deed represents and certifies, on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is an Illinois banking corporation in good standing in the state of its origin; that the Grantor has full capacity to convey the Real Estate described; and that all necessary action for making of this conveyance has been duly taken.

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed on this 16 day of May, 2014.

NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with The First Commercial Bank:

BY: *Eric Wollan*  
ERIC WOLLAN  
Head of OREO

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ERIC WOLLAN, Head of OREO of NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with The First Commercial Bank, 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 signed, sealed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal, this 16 day of May 2014.

*Nicholas Geroulis*  
NOTARY PUBLIC



MAIL RECORDED DEED AND  
Send Tax Bills to and Grantee's mailing address is:  
STELIAN P. MAZILU  
8201 N. LOCKWOOD AVE  
SKOKIE IL 60077

This instrument was prepared by:  
Nicholas Geroulis, Esq.  
161 N. Clark Street - Suite 550  
Chicago, Illinois 60601

REAL ESTATE TRANSFER	06/05/2014
COOK	\$17.50
ILLINOIS:	\$35.00
TOTAL:	\$52.50
20-24-402-023-1039   20140501603918   RC5CYU	

REAL ESTATE TRANSFER	06/05/2014
CHICAGO:	\$262.50
CTA:	\$105.00
TOTAL:	\$367.50
20-24-402-023-1039   20140501603918   KJBL2Q	

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 2105-307 IN THE 2101 EAST 67<sup>TH</sup> STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 61, 62 AND 63 (EXCEPT THE SOUTH 27 AND ½ FEET THEREOF) IN FIRST ADDITION TO BRYN MAWR HIGHLANDS, BEING A DIVISION OF THE NORTH ¾ OF THE WEST HALF OF THE SOUTHEAST QUARTER (EXCEPT 500 ½ FEET THEREOF AND EXCEPT BRYN MAWR HIGHLANDS SUBDIVISION EXCEPT EAST 67<sup>TH</sup> AND EAST 68<sup>TH</sup> HERETOFORE DEDICATED) IN SECTION 24 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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Permanent Real Estate Index Number: **20-24-402-023-1039**

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