

# UNOFFICIAL COPY



1432535044

Doc#: 1432535044 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/21/2014 11:22 AM Pg: 1 of 3

Mail to:  
3FCB III LLC HOLDINGS 2  
935 W. CHESTNUT, SUITE 415  
CHICAGO, IL 60642

Property of Cook County Clerk's Office

### SPECIAL WARRANTY DEED


THE GRANTOR, Astoria Bank FKA Astoria Federal Savings and Loan Association a Federal Savings Association, organized under the Laws of the United States of America, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to 3FCB III LLC HOLDINGS 2, the real estate situated in the County of **COOK**, State of Illinois, to wit;

LOT 35 AND THE SOUTH 1/2 OF LOT 36 IN BLOCK 6 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Subject to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Commonly known as 3824 N. RIDGEWAY AVE., CHICAGO, IL 60618

Property Index No. 13-23-112-025-0000

REAL ESTATE TRANSFER TAX	17-Nov-2014
 CHICAGO:	1,950.00
CTA:	780.00
TOTAL:	2,730.00

13-23-112-025-0000 | 20140901630378 | 0-502-981-248

REAL ESTATE TRANSFER TAX	17-Nov-2014
 COUNTY:	130.00
ILLINOIS:	260.00
TOTAL:	390.00

13-23-112-025-0000 | 20140901630378 | 1-647-960-704

PROPERTY NATIONAL TITLE RSDR12D6 18'

S Y  
P 3  
S N  
SC Y  
INT AB

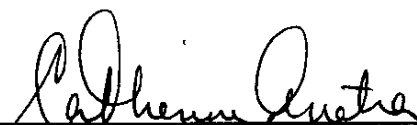
BOX 15

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TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President this 28<sup>th</sup> day of October, 2014.

**ASTORIA BANK**

by   
**Catherine Anatra, AVP**

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State of New York  
County of Nassau

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Catherine Anatra, AVF personally known to me to be the Assistant VP of **ASTORIA BANK** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Assistant VP she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of October, 2014.

Commission expires 2/7/2015.

Barbara A. Carollo  
Notary Public

This instrument prepared by Mary F. Murray, 5127 West Devon Ave., Chicago, Illinois.

BARBARA A. CAROLLO  
Notary Public, State of New York  
No. 01CA6235230  
Qualified in Nassau County  
Commission Expires February 7, 2015

Mail Tax Bill to: 3FCB III, LLC  
935 W. CHESTNUT, SUITE 415  
CHICAGO, IL 60642

Notary Public, County Clerk's Office