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Special Warranty Deed

Doc#: 1500810114 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2015 03:13 PM Pg: 1 of 4

THE GRANTOR, HANMI BANK, a California state bank, successor by merger with United Central Bank, successor in interest to Mutual Bank, 4555 W. Walnut Street, Garland, TX 75042, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto the Grantee, **312 LEICESTER, LLC**, an Illinois limited liability company, of 514 Center Street, Elgin, IL 60120, that certain real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances,

The Grantor, for itself and its successors, does covenant, promise and agree, to, and with the Grantee, and its 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, 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 the Grantor, but none other.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B hereto.

[signatures appear on the following page]

FIRST AMERICAN
File # 2591314
2012

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 5th day of December, 2014.

HANMI BANK, a California state bank

By: Kay S Miller
Kay S. Miller, Chief Special Assets Officer, Special Assets Unit

STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kay S. Miller the Chief Special Assets Officer, Special Assets Unit of Hanmi Bank, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of December, 2014.



Carol Gilstrap
Notary Public

Commission expires: 10-20-2016

This Instrument Prepared by:
Elizabeth O'Brien
Stahl Cowen Crowley Addis LLC
55 W. Monroe, Ste. 1200
Chicago, IL 60603

Send Subsequent Tax Bills to:
Jason Felicrone
545 Somerset Lane
Northfield, IL 60093

After Recording Mail To:
Gould + Ratner
c/o Jordan Uditsky
222 N. LaSalle St Suite 800
Chicago, IL 60606

[033091.0079/1385823/1]

REAL ESTATE TRANSFER TAX		31-Dec-2014
COUNTY:		800.00
ILLINOIS:		1,600.00
TOTAL:		2,400.00



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EXHIBIT A

LEGAL DESCRIPTION

LOT 10 IN BLOCK 11 IN KENILWORTH SUBDIVISION OF FRACTIONAL SECTIONS 22 AND 27,
AND PART OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-27-102-010-0000

Commonly known as: 312 LeicesterRD, Kennilworth, Illinois 60043

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for 2014 and subsequent years.
2. Acts done or suffered through Grantee.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____