

# UNOFFICIAL COPY



Doc#: 1501310127 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2015 03:43 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

Smart Realty Group LLC  
9424 W. 162nd St.  
Orland Park IL 60467

**MAIL RECORDED DEED TO:**

Kathleen Cunningham  
19201 S. Logrange #205  
Mokena IL 60448

**PREPARED BY:**

David T. Cohen & Associates, Ltd.  
10729 W. 159th Street  
Orland Park, IL 60467  
(708) 460-7711

130700003344

1/1

**SPECIAL WARRANTY DEED**  
(Corporation to Corporation)

**THE GRANTOR, TCF NATIONAL BANK**, a national association banking association existing under and by virtue of the laws of the United States of America and headquartered in the State of South Dakota and duly authorized to transact business in the State of Illinois, with its principal office in Illinois located at 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of TCF National Bank **CONVEYS AND WARRANTS** to **SMART REALTY GROUP, LLC**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office located at 9424 W. 162nd St Orland Park IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

UNIT 8422 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WESTBERRY VILLAGE UNIT NUMBER 3 CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 88148707, IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 8422 WESTBERRY LANE, TINLEY PARK, IL 60487

Permanent Index No.: 27-23-116-023-1026

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

**REAL ESTATE TRANSFER TAX**

08-Jan-2015



COUNTY:	50.00
ILLINOIS:	100.00
<b>TOTAL:</b>	<b>150.00</b>

27-23-116-023-1026 | 20141201651202 | 1-329-330-816

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GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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 Vice President and attested to by its Senior Vice President, this 17<sup>th</sup> day of December, 2014.

TCF NATIONAL BANK

BY: Randy Fuchser

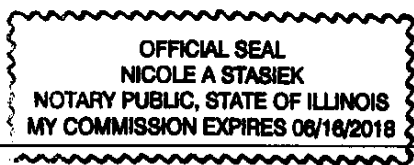
ATTEST: [Signature]

STATE OF ILLINOIS            )  
  )    SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Randy Fuchser, personally known to me to be a Vice President of TCF National Bank and Jeff Memeti, personally known to me to be a Senior Vice President of TCF National Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Senior Vice President, they signed and delivered the said instrument, not individually, but in their capacity as Vice President and Senior Vice President of TCF National Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of December, 2014.

Commission expires: 6/16/18



Nicole A. Stasiak  
Notary Public