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This instrument prepared by:
Bethany A. Bruno, Esq.
Thompson Coburn LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603

Doc#: 1503518011 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2015 09:01 AM Pg: 1 of 4

After recording return to:
Jeffrey Pattee, Esq.
33 N. LaSalle Street, Suite 2900
Chicago, Illinois 60602

This space reserved for Recorder's use only.

Mail subsequent tax bills to:

Shannon Mathison

~~7828 S. Burnham Avenue~~

Chicago, IL ~~60649~~

4441 S. Shields St
2nd Floor Sm

60609

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **AMERICAN ENTERPRISE BANK**, an Illinois State Chartered Bank, duly authorized to transact business in the State of Illinois, having its principal office at 600 North Buffalo Grove Road, Buffalo Grove, Illinois 60089, hereinafter called "Grantor", for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does hereby convey and grant the following unto **SHANNON MATHISON**, an individual, whose address is 7828 S. Burnham Avenue, Chicago, IL 60649, hereinafter called "Grantee", forever, the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

PIN Numbers: 21-30-331-038-1001, 21-30-331-038-1002 &
21-30-331-038-1003

Common Address: 7828 S. Burnham Avenue
Chicago, Illinois 60649

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

REAL ESTATE TRANSFER TAX		02-Feb-2015
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00

21-30-331-038-1001 | 20150101660054 | 0-961-138-304

REAL ESTATE TRANSFER TAX		02-Feb-2015
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00

21-30-331-038-1001 | 20150101660054 | 1-319-603-840

CTT Box 334

V.C.

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And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, it 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 set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor WILL WARRANT AND DEFEND, the premises for the period of time that Grantor held fee simple title to the premises against all persons lawfully claiming by, through or under the Grantor, but none otherwise.

The Property is being conveyed in an "AS IS, WHERE IS" condition with all faults.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by the Grantor as of the 27th day of January, 2015.

AMERICAN ENTERPRISE BANK,
an Illinois State Chartered Bank

By: William W. Baird

Name: William W. Baird

Title: Senior Vice President

STATE OF ILLINOIS)

) SS.

COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT William W. Baird, Senior Vice President of American Enterprise Bank, an Illinois State Chartered Bank, is 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 instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of January, 2015.

[Signature]
Notary Public

My commission expires on 6/02/18



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EXHIBIT "A" LEGAL DESCRIPTION

UNIT NUMBERS 1, 2, AND 3 IN THE 7828 S. BURNHAM AVE. CONDOMINIUMS M, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 10 IN WOODRUFF'S 1ST ADDITION TO CHELTENHAM, BEING A SUBDIVISION OF LOTS 111 TO 122, BOTH INCLUSIVE IN DIVISION 2 IN WESTFALL'S SUBDIVISION DIVISIONS 1 & 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 & THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 29, 2008 AS DOCUMENT NUMBER 0806015072; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 7828 SOUTH BURNHAM AVENUE, CHICAGO, ILLINOIS

Permanent Index Numbers: 21-30-331-038-1001, 21-30-331-038-1002 & 21-30-331-038-1003

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EXHIBIT "B" **PERMITTED TITLE EXCEPTIONS**

1. ALL GENERAL AND SPECIAL REAL PROPERTY TAXES AND OTHER ASSESSMENTS THAT ARE A LIEN BUT NOT YET DELINQUENT.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
4. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 29, 2008 AS DOCUMENT NO. 0806015072, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
5. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY .02 TO .50 FEET, AS SHOWN ON PLAT OF SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED FEBRUARY 29, 2008 AND 0806015072.