

# UNOFFICIAL COPY

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(36)

## SPECIAL WARRANTY DEED

40014037 1/3



Doc#: 1507057238 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/11/2015 12:45 PM Pg: 1 of 4

FIRSTMERIT BANK, N.A., a national banking association ("Grantor"), with offices at 501 West North Avenue, Melrose Park, Illinois 60160, Cook County, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, and pursuant to the authority of the undersigned, does **CONVEY, GRANT, BARGAIN AND SELL** unto **ERGS FAM, LLC**, an Illinois limited liability company ("Grantee"), with its principal office at 208 Neil Avenue, Mount Prospect, Illinois 60056, Cook County,

Above Space for Recorder's Use Only

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for legal description,

Together with all buildings, structures and improvements located thereon, and all rights, easements and appurtenances in any manner appertaining or belonging thereto (collectively, the "Property"), subject to those matters more specifically described on Exhibit B, which is attached hereto and incorporated herein by reference.

**Permanent Real Estate Index Number:** 08-11-204-016-0000

**Commonly known as:** 302 West Northwest Highway, Mount Prospect, Illinois 60056

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described Property: TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto Grantee and its successors and assigns forever. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor. The terms "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed the foregoing instrument as of the 18<sup>th</sup> day of February, 2015.

FIRSTMERIT BANK, N.A., a national banking association

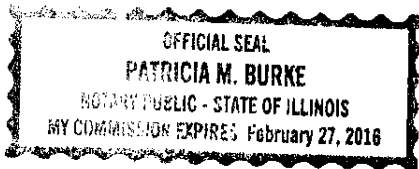
By: *Matthew J. Smith*  
Name: Matthew J. Smith  
Its: Vice President

By: *Kimberly A. Neil*  
Name: Kimberly A. Neil  
Its: Officer

STATE OF ILLINOIS )  
) SS:  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Matthew J. Smith** and **Kimberly A. Neil** who are, respectively, a Vice President and an Officer of **FIRSTMERIT BANK, N.A.**, a national banking association, are 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 acknowledged that they signed and delivered said instrument 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 18<sup>th</sup> day of February, 2015.



*Patricia M. Burke*  
Notary Public  
My Commission Expires:  
2/27/16

This instrument was prepared by: Demetre G. Lambropoulos  
McCarthy Duffy LLP  
180 N. LaSalle Street, Suite 2300  
Chicago, Illinois 60601-2703

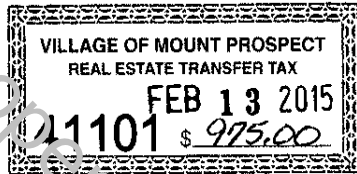
<p>After Recording, Please Return To:</p> <p>James A. Marino James A. Marino PC 5521 N. Cumberland Avenue #1109 Chicago, Illinois 60656</p>	<p>Send Subsequent Tax Bills To:</p> <p>ERGS FAM, LLC 208 Neil Avenue Mount Prospect, Illinois 60056</p>
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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN JOHN FLOWERS RESUBDIVISION OF LOTS 6 THROUGH 11, IN HENRY J. EHARD'S SUBDIVISION OF THAT PART OF THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, NORTH OF THE C. AND NORTHWEST RAILROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX		19-Feb-2015
	COUNTY:	162.50
	ILLINOIS:	325.00
	<b>TOTAL:</b>	<b>487.50</b>
08-11-204-016-0000   20150201602503   1-987-821-184		

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## EXHIBIT B

### EXCEPTIONS

1. General real estate taxes and assessments for the year 2014, 2015 and subsequent years which are not yet due and payable.
2. All matters created by or on behalf of Grantee.
3. Rights, if any, as disclosed by presence in the northwesterly portion of the land of utility wires crossing the land as shown on survey made by MM Surveying Co., Inc., dated January 12, 2015, order number 84090.
4. Existing unrecorded leases, if any.

Property of Cook County Clerk's Office