

UNOFFICIAL COPY

Special Warranty Deed
CORPORATION TO
INDIVIDUAL(S)

ILLINOIS



Doc#: 1510635030 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2015 10:53 AM Pg: 1 of 3

Above _____

THIS AGREEMENT between **Byline Bank**, formerly known as North Community Bank, successor by merger with Plaza Bank, an Illinois Banking Corporation and duly authorized to transact business in the State of Illinois, party of the first part, and **Emman Randazzo** of 3701 W. Diversey Chicago, IL, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **TLN** and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*

Together with all and singular the hereditaments and appurtenances thereto 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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part **Emman Randazzo**, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that 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 herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-26-304-009-0000

Address(es) of Real Estate: 3701 W. Diversey, Chicago, IL **60647**
Ave

BOX 15

FIDELITY NATIONAL TITLE **CH15006647**
171

S Y
P 3
S N
SC Y
INT X

REAL ESTATE TRANSFER TAX		31-Mar-2015
	CHICAGO:	675.00
	CTA:	270.00
	TOTAL:	945.00

13-26-304-009-0000 | 20150301672391 | 1-914-759-552

REAL ESTATE TRANSFER TAX		31-Mar-2015
	COUNTY:	45.00
	ILLINOIS:	90.00
	TOTAL:	135.00

13-26-304-009-0000 | 20150301672391 | 0-706-800-000

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The date of this deed of conveyance is March 30, 2015.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Name of Corporation:
Byline Bank



By: Elka Nelson, Real Estate Counsel

(Impress Corporate Seal Here)

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Byline Bank, and 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 severally acknowledged that as such Real Estate Counsel, 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 her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

(Impress Seal Here) 9/18/18
(My Commission Expires)

Given under my hand and official seal of Illinois on March 30, 2015



Notary Public Commission No. 806690

This instrument was prepared by: Law Office of Charles Izenstark 2711 N. Halsted Chicago, IL 60614	Send subsequent tax bills to: EMMAN RANOAZZO 3701 W. Higgins Rd 1424 COURTMAN, PARK RIDGE, ILLINOIS 60068	Recorder-mail recorded document to: JAMES J. RIBBANDY 216 W. HIGGINS RD PARK RIDGE, IL 60068
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LEGAL DESCRIPTION RIDER

For the premises commonly known as 3701 W. Diversey, Chicago, Illinois

Lot 1 in Block 1 in Heafield and Kimbell's subdivision of lot 2 in Kimbell's subdivision of Lot 2 in Kimbell's subdivision of the East ½ of the Southwest ¼ and the West ½ of the Southeast ¼ of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office