

UNOFFICIAL COPY

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15 RX 6231255 OP
1081



Doc#: 1513310015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2015 09:47 AM Pg: 1 of 3

After recording mail to:

J. REV LLC
25963 S. Governors Highway
Monee, Illinois 60449

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of May 5, 2015 by and between FIRST BANK, a Missouri state chartered bank ("Grantor"), whose address is 11901 Olive Blvd, Creve Coeur, Missouri 63141, and J. REV LLC, an Illinois limited liability company ("Grantee"), whose address is 25963 S. Governors Highway, Monee, Illinois 60449.

WITNESSETH, THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby CONVEY and GRANT unto Grantee, its successors and assigns forever, the following described real property and improvements thereon, situated in the County of Cook in the State of Illinois:

See Exhibit A attached hereto and by this reference incorporated herein (the "Property")

Permanent Tax Index Number: PIN No. 31-21-303-011-0000

Property address: 5343 Miller Circle Drive, Matteson, Illinois 60441

The Property is conveyed subject to the building lines, plats, easements, covenants, conditions, restrictions, rights of way, zoning and other matters of record, any matter which could be disclosed from an inspection and/or survey of the Property, general taxes for the calendar year 2014 and thereafter, and special taxes becoming a lien after the date of this deed ("Exceptions").

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except for the Exceptions, and that it WILL WARRANT AND FOREVER DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor but none other.

The Property does not constitute homestead property.

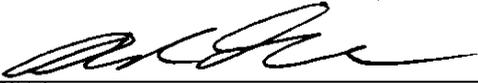
BOX 334 CT

S Y
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INT JP

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 4TH day of May 2015.

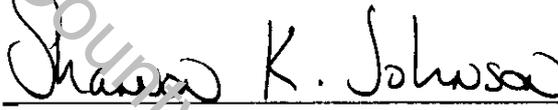
FIRST BANK, a Missouri state chartered bank

By: 
Andrew R. Schmidt
Senior Vice President

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this the 4TH day of May 2015, before me, a Notary Public within and for said County, personally appeared Andrew R. Schmidt, to me personally known, being first by me duly sworn, did say that he is Senior Vice President of First Bank, a Missouri state chartered bank, and that said instrument was signed on behalf of said bank by authority of its Board of Directors and Andrew R. Schmidt acknowledged said instrument to be the free act and deed of said bank.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal in the County and State aforesaid, the day and year first above written.


Notary Public

My Commission expires: 3-28-16



SHANNON K. JOHNSON
My Commission Expires
March 28, 2016
St. Charles County
Commission #12321938

REAL ESTATE TRANSFER TAX		05-May-2015
	COUNTY:	275.00
	ILLINOIS:	550.00
	TOTAL:	825.00
31-21-303-011-0000 20150501683822 1-243-469-184		

This document was prepared by:

Barbara M. Dite, Esq.
First Bank
135 N. Meramec, 6th Floor
Clayton, MO 63105

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Exhibit A

Property

LOT 207 IN SECOND RESUBDIVISION OF MATTESON AUTO MALL UNIT 1, A RESUBDIVISION OF LOTS 107, 108 AND 109 IN FIRST RESUBDIVISION OF MATTESON AUTO MALL UNIT 1, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SECOND RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1999 AS DOCUMENT NUMBER 99363994, IN COOK COUNTY, ILLINOIS.

Excepting coal, oil, gas and other minerals excepted or reserved in prior conveyances, if any.

Property of Cook County Clerk's Office