

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

4001092887 (1/1)
GIT



Doc#: 1516357105 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/12/2015 10:52 AM Pg: 1 of 3

THIS INSTRUMENT dated the 21st day of May, 2015, by and between FirstMerit Bank, N.A. (hereinafter "Grantor"), and Chicago Trust Co. N.A. BEV 3890 Dated January 16, 2015, whose current mailing address is P.O. Box 79401 Chicago IL 60637, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: (a) general real estate taxes not due and payable at the time of Closing; (b) all easements, air rights and covenants, conditions and restrictions of record which shall, at the time of Closing, have been recorded with the Recorder of Deeds of Cook County and which Buyer shall, by accepting the conveyance of the Property, be deemed to have accepted and ratified as of the Closing Date; (c) applicable zoning and building laws and ordinances; (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; (f) utility easements, if any, whether recorded or unrecorded; ("Permitted Exceptions").

Address of Real Estate: 11039 South Edbrooke Avenue
Chicago, IL 60628

Permanent Real Estate Index No.: 25-15-323-014-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 21st day of May, 2015.

FirstMerit Bank, N.A.,

BY: *Matthew J. Smith*
Matthew J. Smith, Vice President

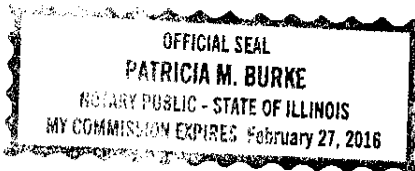
BY: *Kimberly A. Neil*
Kimberly A. Neil, Officer

STATE OF ILLINOIS

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared Matthew J. Smith, Vice President of FirstMerit Bank, N.A. and Kimberly A. Neil, Officer of FirstMerit Bank, N.A., and acknowledged the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS, my hand and official seal this 21st day of May, 2015.



Patricia M. Burke
NOTARY PUBLIC

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

REAL ESTATE TRANSFER TAX		08-Jun-2015
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00

25-15-323-014-0000 | 20150301668336 | 1-310-064-000

Mail to: Chicago trust co
P.O. Box 379401
Chicago, IL 60637

Name and address of Taxpayer:
Chicago trust co
P.O. Box 379401
Chicago, IL 60637

REAL ESTATE TRANSFER TAX		08-Jun-2015
	COUNTY:	20.00
	ILLINOIS:	40.00
	TOTAL:	60.00

25-15-323-014-0000 | 20150301668336 | 0-621-673-856

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EXHIBIT "A"

LOT 20 IN DALENBERG'S SUBDIVISION OF THAT PART LYING EAST OF THORNTON ROAD OF LOT 21 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office