

# UNOFFICIAL COPY



7065608

Doc#: 1517645023 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/25/2015 09:58 AM Pg: 1 of 4

Property

## SPECIAL LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that BYLINE BANK, an Illinois banking corporation f/k/a as NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with The First Commercial Bank, 3639 N. Broadway, Chicago, Illinois 60613 ("Grantor CONVEYS AND SPECIALLY WARRANTS to STANDARD BANK AS TRUSTEE UNDER TRUST AGREEMENT NUMBER 21787 DATED SEPTEMBER 25, 2014, 12349 S. HARLEM, PALOS HEIGHTS, Illinois 60463 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate, located in Will County, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

ADDRESS: 12349 S. HARLEM, PALOS HEIGHTS, ILLINOIS 60463  
P.I.N.: 24-30-300-011-0000

TOGETHER WITH, all and singular, the rights benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Real Estate).

Subject to (i) all taxes and special assessments now due and payable and those due and payable after this date; (ii) zoning and building laws and ordinances and amendments thereto; (iii) easements, if any, restrictions, conditions, reservations, and covenants appearing in any deed or other instrument of record; (iv) all matters that would be disclosed in the owner's title insurance policy commitment of Citywide Title Insurance Company with respect to the Real Estate, including all standard or general exceptions contained therein.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by through, under, or based upon the acts of, Grantor, but none other. Except for the warranties of title contains herein, the conveyance of the Real Estate is made on an "as is" basis.

CCRD REVIEWER

RW

# UNOFFICIAL COPY

The undersigned person executing this deed represents and certifies, on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is an Illinois banking corporation in good standing in the state of its origin; that the Grantor has full capacity to convey the Real Estate described; and that all necessary action for making of this conveyance has been duly taken.

IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed on this 17 day of JUNE, 2015.

BYLINE BANK an Illinois banking corporation  
f/k/a as NORTH COMMUNITY BANK, an Illinois  
banking corporation, as Successor by merger with  
Archer Bank;

By

Print Name: Erika Nelson  
Title: VP - RE Counsel

Property of Cook County Clerk's Office

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid. DO HEREBY CERTIFY, that Erika Nelson, the VP - RE Counsel of BYLINE BANK an Illinois banking corporation f/k/a as NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with Archer Bank, 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 signed, sealed and delivered Given under my hand and official seal, this 17 day of June 2015.

M. Jordan  
Notary Public



MAIL TO:  
Therese O'Brien  
15020 S. Ravinia Ave., Ste 20  
Orland Park, Illinois 60462

Send Tax Bills to and Grantee's  
Mailing address is:  
BRIMED CAPITAL LLC  
11950 S. Huntley Ave  
Orland Heights IL 60462

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 9 (EXCEPT THE NORTH 5 FEET, 11 INCHES THEREOF AND EXCEPT THAT PART OF LOT 9 BEGINNING AT THE SOUTHWEST  $\frac{1}{4}$  OF SAID LOT 9; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 6 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 9 BEING 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING) IN BLOCK 1, IN ROBERT BARTLETT'S HOMESTEAD DEVELOPMENT NO. 1, A SUBDIVISION OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 8 (EXCEPT THE WEST 10 ACRES) AND OF THE NORTH 2-1/2 ACRES OF THE WEST 10 ACRES OF SAID LOT 8 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 30, IN COOK COUNTY, ILLINOIS

ADDRESS: 12349 S. HARLEM, PALOS HEIGHTS, IL 60463

P.I.N.: 24-30-300-011-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

706562

## REAL ESTATE TRANSFER TAX

23-Jun-2015



<b>COUNTY:</b>	162.50
<b>ILLINOIS:</b>	325.00
<b>TOTAL:</b>	487.50

24-30-300-011-0000 | 20150601696033 | 2-033-488-768

Property of Cook County Clerk's Office