

# UNOFFICIAL COPY



Doc#: 1521022030 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/29/2015 09:42 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **OLD PLANK TRAIL COMMUNITY BANK, N.A., SUCCESSOR BY MERGER TO THE INTEREST OF FIRST NATIONAL BANK OF ILLINOIS**, a national banking association ("Grantor"), with an address of 3256 Ridge Road, Lansing, IL 60438-3194, **CONVEYS AND SPECIALLY WARRANTS** to **TYRONE HAYMORE AND MILDRED HAYMORE**, ~~Husband and Wife, as Tenants by the Entirety~~ ("Grantee"), with their address at 13557 S. Homan Ave., Robbins, IL 60472 for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Cook County, State of Illinois, to-wit:

\* not as tenants in common, but as joint tenants

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A  
AND MADE PART HEREOF**

Commonly known: 3409 W. 137<sup>th</sup> Street, Robbins, IL 60472

The subject Real Estate does not constitute homestead property of Grantor

**SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF WHICH GRANTEE HEREBY TAKES TITLE SUBJECT THERETO, Grantor, by execution and delivery hereof, warrants the title to said Real Estate to Grantee as to and against its acts only and none other.**

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he has been fully empowered, by proper resolution of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

*[The remainder of this page is left intentionally blank.]*

CCRD REVIEWER

*Rv*  
*4*

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### Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 29<sup>th</sup> day of July, 2013.

GRANTOR: OLD PLANK TRAIL COMMUNITY BANK, N.A., SUCCESSOR BY MERGER TO THE INTEREST OF FIRST NATIONAL BANK OF ILLINOIS, a national banking association

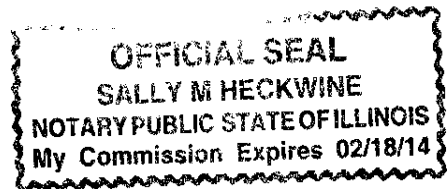
By: Robert A. Pirko  
Robert A. Pirko  
Its. Sr. Vice President

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK    )

I, Sally M. Heckwine, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert A. Pirko, personally known to me to be the Sr. Vice President of Old Plank Trail Community Bank, N.A., 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 acknowledged that as such Sr. Vice President, he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29<sup>th</sup> day of July, 2013.

Sally M. Heckwine



Prepared by:  
Dennis P. Lindell, Esq.  
Lindell & Tessitore P.C.  
1755 Park St., Suite 200, Naperville, IL 60563

When Recorded, Return to:  
Kathleen Rivera

Return to and:  
Mail Tax Bills to: Tyrone Haymore  
3409 W. 137<sup>th</sup> Street  
Robbins, IL 60472

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1604 Arlington St.  
Bolingbrook, IL 60490

Robbins, IL 60472  
Attention: Tyrone Haymore

## EXHIBIT A



### LEGAL DESCRIPTION


Common Address: 3409 W. 137<sup>th</sup> Street, Robbins, IL 60472

Parcel Identification Number(s): **28-02-218-006-0000; 28-02-218-007-0000**

Legal Description:

**LOTS 5 AND 6 IN BLOCK 1 IN CLAIRMOUNT, JAS. J. SMITH & COMPANY'S FOURTH SUBDIVISION IN SECTION 2, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

REAL ESTATE TRANSFER		07/31/2013
	COOK	\$31.50
	ILLINOIS:	\$63.00
	TOTAL:	\$94.50
28-02-218-007-0000   20130701609398   5FRBD6		

 **VILLAGE OF ROBBINS**  
 Real Estate Transfer Stamp  
 Date: **JUL 22 2015**  
 \$100.00 ..... 1262

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes and special assessments not yet due and payable.
2. Acts done or suffered by Grantee.
3. Matters the title company agrees to endorse or insure over.
4. Private, public and utility easements and roads and highways, if any.
5. Zoning, building, subdivision codes, regulations and ordinances and all other governmental regulations and rules.
6. Rights of the public, State of Illinois and any other governmental agency or unit in and to that part of the land, if any, taken or used for road purposes, including utility rights of way.
7. All matters of public record.
8. All exceptions and defects contained within that certain Title Commitment **1401 CA8914077 D1** with an effective date of July 12, 2013.
9. Confirmed Special Assessments, if any, constructive notice of which is not imparted by the records of the Recorder of Deeds. All unpaid general assessments.
10. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
11. All of the matters, terms, and conditions set forth in that certain Real Estate Purchase and Sale Contract between Grantor and Grantee with a Date of Acceptance of July 16, 2013, as amended.