

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED STATUTORY (ILLINOIS)

THE GRANTOR, FIRST PERSONAL BANK,  
for an in consideration of the sum of Ten and  
No/100 Dollars(\$10.00), and other good and  
valuable consideration, in hand paid,  
CONVEYS AND WARRANTS TO:

DeRiggi Construction Company, an Illinois Corporation,  
10 Loblolly Ct., Lemont, IL 60439

the following described real estate situated in  
the County of Cook, State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Permanent Real Estate Index Number: 22-30-312-008-0000  
Address of Real Estate: 12405 Thornberry Dr., Lemont, IL 60439

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and building lines of record; party wall rights and agreements; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; the plat filed with the aforesaid Declaration; limitations and conditions imposed by the Illinois Condominium Property Act; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by the duly-authorized representative of FIRST PERSONAL BANK, this 5<sup>th</sup> day of October, 2015.

FIRST PERSONAL BANK

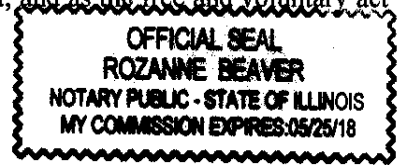
By: Hal Brown  
Its: Senior Vice President

STATE OF ILLINOIS )  
  )SS.  
COUNTY OF COOK )

REAL ESTATE TRANSFER TAX		02-Nov-2015
COUNTY:	ILLINOIS:	37.50
	TOTAL:	75.00
		112.50
22-30-312-008-0000   20151001635468   1-896-876-096		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **HAL BROWN**, not personally but as an officer of **FIRST PERSONAL BANK**, being 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 said instrument on behalf of the Company as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 5<sup>th</sup> day of October, 2015  
Rozanne Beaver  
Notary Public



This instrument prepared by: Ashen |Faulkner, 217 N. Jefferson, Suite 601, Chicago, IL 60661; Phone: (312) 655-0800

Mail to: Send subsequent tax bills to:

DeRiggi Construction Company  
10 Loblolly Ct.  
Lemont, IL 60439


RL

50-  
Cook  
1061  
1807-5111  
1715-21087



Doc#: 1530619012 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/02/2015 09:19 AM Pg: 1 of 2

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 <b>First American Title™</b>	<b>Title Insurance Commitment</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule C</b>	COMMITMENT NUMBER <b>TT15-21087</b>

File No.: TT15-21087

**LEGAL DESCRIPTION**

The Land referred to in this Plain Language Commitment is described as follows:

**EXHIBIT A**

LOT 95 IN BRIARCLIFFE, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST FRACTIONAL 1/4 AND THE WEST ½ OF THE SOUTHWEST FRACTIONAL ¼ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12405 THORNBERRY DR., LEMONT, IL 60439

22-30-312-008