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Doc#: 1530908233 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2015 12:54 PM Pg: 1 of 5

Special Warranty Deed

Dec ID 20151001634461
ST/CO Stamp 1-498-368-064 ST Tax \$1,500.00 CO Tax \$750.00
City Stamp 0-164-137-024 City Tax: \$15,750.00

THE GRANTOR, Hanjin Bank, a California state bank, successor by merger with United Central Bank, successor in interest to Mutual Bank, 4555 W. Walnut Street, Garland, TX 75042, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto the Grantee, **6301 N. Western Avenue, LLC**, an Illinois limited liability company, 1035 North Clark Street, Chicago, Illinois (0610), that certain real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances,

The Grantor, for itself and its successors, does covenant, promise and agree, to, and with the Grantee, and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B hereto.

* AND OTHER GOOD AND VALUABLE CONSIDERATION

[signatures appear on the following page]

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 5 FEET OF LOT 16, ALL OF LOTS 17 TO 22, BOTH INCLUSIVE, IN DEVON RIDGE, A RESUBDIVISION OF BLOCK 5 OF WILLIAM L. WALLENS RESUBDIVISION OF THE VACATED WILLIAM L. WALLENS FABER ADDITION TO NORTH EDGEWATER, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART TAKEN FOR THE WIDENING OF WESTERN AVENUE.

PIN: 14-06-100-045-0000

Common Address: 6301-6333 North Western Avenue, Chicago, IL

REAL ESTATE TRANSFER TAX 06-NOV-2015

CHICAGO:	11,250.00
CTA:	4,500.00
TOTAL:	15,750.00

14-06-100-045-0000 | 20151001624461 | 0-164-137-024

REAL ESTATE TRANSFER TAX 05-Nov-2015

COUNTY:	750.00
ILLINOIS:	1,500.00
TOTAL:	2,250.00

14-06-100-045-0000 | 20151001634461 | 1-498-368-064

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
2. General real estate taxes for 2015 and subsequent years.
3. Acts done or suffered through Grantee.
4. The land lies within the boundaries of Special Service Area Number 43 as disclosed by ordinance recorded December 20, 2006 as document 0635431077 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
5. Terms and provisions contained in the Agreement recorded as Document Number 0723533003.
6. Covenants, conditions and restrictions contained in instrument recorded as document number 0723533004.
7. Covenants, conditions and restrictions contained in the Plat recorded as document No. 5867949 relating to, among other things, building use and restrictions.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On Oct 28, 2015 before me, Cam Nhung Huynh, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Thomas Guerra
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed Document Date: 10-28-15
 Number of Pages: Four Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: <u>Thomas Guerra</u>	Signer's Name: _____
<input checked="" type="checkbox"/> Corporate Officer — Title(s): <u>Director of Real Estate</u>	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____