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Doc#. 1534408197 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 11:28 AM Pg: 1 of 3

This instrument prepared by:
Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068

Dec ID 20151001637424
ST/CO Stamp 0-971-187-264 ST Tax \$425.00 CO Tax \$212.50

After recording Return to:
Rick Duffin, Esq.
206 S. Jefferson, #100
Chicago, IL 60661

Send subsequent Tax Bills to:
Tom K. Tomaras
6249 W. Carol Lane
Palos Heights, Illinois 60463

SPECIAL WARRANTY DEED

Grantor, **ABC BANK** formerly known as **AUSTIN BANK OF CHICAGO**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, ("Grantor"), whose address is 5645 W. Lake Street, Chicago, Illinois 60644, and **TOM K. TOMARAS**, of 6249 W. Carol Lane, Palos Heights, Illinois 60463 and **HANEXI PROPERTIES, LLC**, of 5529 Webster Street, Downers Grove, Illinois 60516 ("Grantees"), not as joint tenants but as **TENANTS IN COMMON**;

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois:

Lots 92, 93, 94, 95 and 96, in Arthur Dunas' Harlem Avenue Addition, being a subdivision in the Northeast 1/4 of Section 24, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 11228 S. Harlem Avenue, Worth, Illinois 60482

Permanent Tax Index Numbers: 23-24-208-020-0000
23-24-208-021-0000
23-24-208-022-0000
23-24-208-023-0000
23-24-208-024-0000

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection

HH 15022082414 1001
Chicago Title

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therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its President and CEO pursuant to authority given by the Board of Directors, this 24 day of October, 2015.

ABC BANK formerly known as
AUSTIN BANK OF CHICAGO

By: Colette Loesher
Colette Loesher, President and CEO

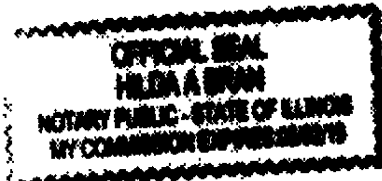
STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colette Loesher, personally known to me to be the President and CEO of ABC Bank formerly known as Austin Bank of Chicago, 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 severally acknowledged that as such President and CEO she signed and delivered the said instrument pursuant to authority given by the Board of Directors as her free and voluntary act, and as the free and voluntary act and deed of said ABC Bank formerly known as Austin Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of OCTOBER, 2015

[Signature]
Notary Public

My commission expires: 06/02/2019



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EXHIBIT A

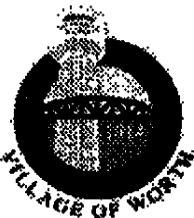
1. Subject to building setback lines, easements, ordinances, party walls and party wall rights, covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records, building code violations, leases and/or current occupants.
2. Acts done or suffered by or judgments against Purchaser or anyone claiming by, through or under Purchaser.
3. Purchaser's mortgage, if any, and related documents.
4. Existing unrecorded leases and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees.
5. Any lien, or right to a lien for services, labor or material, heretofore or hereinafter furnished, imposed by law and not shown on the public records.
6. Subject to general real estate taxes for the year 2015 and subsequent years.



Village of Worth
Cook County, IL
All Balances Paid in Full
PIN 23-24-208-020-0000
10/15/2015



Village of Worth
Cook County, IL
All Balances Paid in Full
PIN 23-24-208-023-0000
10/15/2015



Village of Worth
Cook County, IL
All Balances Paid in Full
PIN 23-24-208-021-0000
10/15/2015



Village of Worth
Cook County, IL
All Balances Paid in Full
PIN 23-24-208-024-0000
10/15/2015



Village of Worth
Cook County, IL
All Balances Paid in Full
PIN 23-24-208-022-0000
10/15/2015