

UNOFFICIAL COPY



1611742053D

Chicago Title

16001125 WF 1061

SPECIAL WARRANTY DEED

Doc#: 1611742053 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/26/2016 11:28 AM Pg: 1 of 3

MAIL TO:  
Ron Sokol  
Sokol & Mazian  
60 Orland Square Drive, No. 202  
Orland Park, IL 60462

NAME & ADDRESS  
OF TAXPAYERS:  
LBS Real Estate, LLC  
7514 N. Eastlake Terrace, Apt. 1  
Chicago, IL 60626

FOR RECORDER'S USE ONLY

GRANTOR, Old Second National Bank, a national banking association, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to GRANTEE, LBS Real Estate LLC, an Illinois corporation, whose address is 7514 N. Eastlake Terrace, Apt. 1, Chicago, IL 60626, the following described property situated in the Village of Glenwood, County of Cook and State of Illinois, to wit:

Legal Description: See Attached Exhibit "A"

Permanent Index Numbers: 32-03-319-014-1003  
32-03-319-014-1004  
32-03-319-014-1005  
32-03-319-014-1006

Common Address: 40, 50, 60, and 70 Nugent ~~Street~~ Square, Glenwood, IL 60425

TO HAVE AND TO HOLD said premises, together with all and singular rights and appurtenances there into in anywise belonging unto the Grantee and its successors and WARRANT AND FOREVER DEFEND all and singular said premises unto the Grantee, their successors and assigns against every person whomsoever lawfully claiming or claim the same or any part thereof, by, through or under the Grantor but otherwise subject to general real estate taxes for the years 2015 and subsequent years, covenants and restrictions of record, and those matters which would have been disclosed by survey.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

OLD SECOND NATIONAL BANK  
A national banking association

BY: Michael Kozak  
Michael Kozak  
Executive Vice President

Date: April 15, 2016

S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓

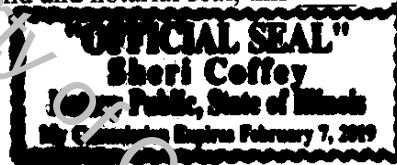
BOX 334 CTR

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )

I, the undersigned, a notary in and for said county, in the State aforesaid DO HEREBY CERTIFY that Michael Kozak, personally known to me to be an Executive Vice President at Old Second National Bank, a national banking association, 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 he signed and delivered the said instrument as Executive Vice President at said banking association, as his free and voluntary act, and as the free and voluntary act and deed of said banking association, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15<sup>th</sup> day of April, 2016.



*Sheri Coffey*  
Notary Public

PREPARED BY:  
William R. Brodzinski  
Dussias Skallas Wittenberg LLP  
250 South Wacker Drive, Suite 600  
Chicago, IL 60606

NO. 16043 REAL ESTATE TRANSFER TAX  
 AMOUNT \$1,200.00 The Village of  
 DATE 4/18/16 GLENWOOD  
 SOLD BY J.P.N.

REAL ESTATE TRANSFER TAX		19-Apr-2016
COUNTY:		120.00
ILLINOIS:		240.00
TOTAL:		360.00

32-03-319-014-1003 | 20160401692965 | 0-375-701-824

Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 16001125WF

For APN/Parcel ID(s): 32-03-319-014-1003, 32-03-319-014-1004, 32-03-319-014-1005 and  
32-03-319-014-1006

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**PARCEL 1:**

UNIT NUMBER 40, 50, 60, AND 70 IN THE NUGENT SQUARE AT GLENWOOD COMMERCIAL CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND.

PART OF LOT 1 IN NUGENT SQUARE SUBDIVISION BEING A RESUBDIVISION OF LOT 1 AND LOT 2 IN ASSELBORN SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORD MARCH 2, 2000 AS DOCUMENT 00152893 AND ALSO THAT PART OF VACATED CAMPBELL STREET AS RECORD JUNE 23, 2004 AS DOCUMENT 0417527007, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORD MAY 4, 2005 AS DOCUMENT 0512432153,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2005 AS DOCUMENT 0536345145 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND VEHICULAR PARKING FOR THE BENEFIT OF PARCEL 1 CREATED BY A GRANT IN A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR NUGENT SQUARE AT GLENWOOD RESIDENTIAL CONDOMINIUM AND NUGENT SQUARE AT GLENWOOD COMMERCIAL CONDOMINIUM RECORDED DECEMBER 29, 2005 AS DOCUMENT NO. 0536345144, AND AS AMENDED, OVER LOT 1 AND LOT 2 IN NUGENT SQUARE SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 AND LOT 2 IN ASSELBORN SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 2000 AS DOCUMENT 00152893 AND ALSO THAT PART OF VACATED CAMPBELL STREET RECORDED JUNE 23, 2004 AS DOCUMENT 0417527007; ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2005 AS DOCUMENT 0512432153, ALL IN COOK COUNTY, ILLINOIS.