

# UNOFFICIAL COPY



Doc#: 1612322163 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2016 03:11 PM Pg: 1 of 4

Mail To  
FREEDOM TITLE CORPORATION  
2260 HICKS ROAD SUITE 415  
ROLLING MEADOWS IL 60008

6716142 1/1

## SPECIAL WARRANTY DEED

THIS SPECIAL WARKANTY DEED is made as of April 29, 2016, by **ROYAL SAVINGS BANK**, an Illinois chartered savings bank, as successor by merger to Park Federal Savings Bank ("Grantor"), of Cook County, Illinois, to and in favor of **KILGORE REO, LLC**, a Delaware limited liability company ("Grantee"), whose address is 1140 Avenue of the Americas, New York, New York 10036.

WITNESSETH, Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and its successors and assigns, FOREVER, all of Grantor's right, title and interest, including any hereinafter acquired title, in and to that certain real estate and improvements situated in the County of Cook and State of Illinois legally described on Exhibit A attached hereto and by this reference made a part hereof and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the premises legally described on Exhibit A, with all and singular the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its successors and assigns, that it 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, and through no other.

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Property #39

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(Signature page to Special Warranty Deed – Chicago, Illinois)

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to these presents by its Vice President as of the day and year first above written.

**ROYAL SAVINGS BANK**, an Illinois chartered savings bank, as successor by merger to Park Federal Savings Bank

By: \_\_\_\_\_

Name: Richard Nichols

Title: Vice President, Commercial Banking

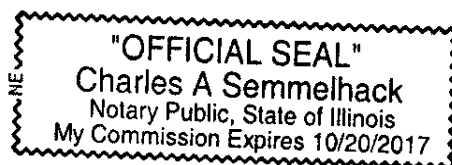
STATE OF ILLINOIS )

) SS

COUNTY OF COOK )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Richard Nichols, the Vice President, Commercial Banking of ROYAL SAVINGS BANK, an Illinois chartered savings bank, as successor by merger to Park Federal Savings Bank, 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 he signed, sealed and delivered the instrument as his free and voluntary act, for the use and purposes therein set forth.



Given under my hand and notarial seal, this 27 day of April, 2016.



Notary Public

My commission expires: \_\_\_\_\_

REAL ESTATE TRANSFER TAX	02-May-2016	
	CHICAGO:	120.00
	CTA:	48 00
	TOTAL:	168.00 *
25-22-110-023-0000   20160301684581   2-090-905-920		

REAL ESTATE TRANSFER TAX	02-May-2016	
	COUNTY:	8.00
	ILLINOIS:	16.00
	TOTAL:	24.00
25-22-110-023-0000   20160301684581   1-963-274-560		

\* Total does not include any applicable penalty or interest due.

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Send Tax Bills to: Grantee

Grantee's Mailing Address:

KILGORE REO, LLC  
1140 Avenue of the Americas  
New York, New York 10036

This instrument was prepared by:

Charles A. Serin elhack, Esq.  
Howard & Howard Attorneys PLLC  
200 S. Michigan Avenue, Suite 1100  
Chicago, Illinois 60604

After recording return to:

KILGORE REO, LLC  
1140 Avenue of the Americas  
New York, New York 10036

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 3 IN BLOCK 3 IN KIONKA'S SUBDIVISION OF LOT 1 AND 2 IN THE SUBDIVISION OF LOT 3 IN ASSESSORS' DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 15, 1887 AS DOCUMENT NO. 872083, IN BOOK 27 OF PLATS, PAGE 13, IN COOK COUNTY, ILLINOIS

P.I.N. 25-22 (1)-023-0000

Commonly known as 11338 South Michigan Avenue, Chicago, IL 60628.