

# UNOFFICIAL COPY



**Special Warranty Deed  
CORPORATION TO  
INDIVIDUAL (S)**

ILLINOIS

Doc#: 1618349018 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/01/2016 03:26 PM Pg: 1 of 3

Freedom Title Corporation  
2200 Hicks Road  
Suite 415  
Hodding Meadows IL 60008

Above Space for Recorder's Use Only

07/16/16 1/3

THIS AGREEMENT between Byline Bank, Formerly known as North Community Bank, <sup>Series VII</sup> and duly authorized to <sup>be</sup> transact business in the State of Illinois, party of the first part, and ATP HOLDINGS, LLC party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part ATP HOLDINGS, LLC - <sup>Series VII BE</sup> his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 32-07-203-061-0000  
Address(es) of Real Estate: 1407 Dixie Hwy, Flossmoor, IL 60422

**REAL ESTATE TRANSFER TAX**

30-Jun-2016



COUNTY: 115.00  
ILLINOIS: 230.00  
TOTAL: 345.00

32-07-203-061-0000

| 20160601623177 | 0-364-361-024

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The date of this deed of conveyance is June 13, 2016

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Senior Vice President, on the date stated herein.

Name of Corporation:  
Byline Bank

  
By: Margaret DeWoskin, Senior Vice President

(Impress Corporate Seal Here)


State of Illinois  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret DeWoskin personally known to me to be the Senior Vice President of Byline Bank, 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 Real Estate Counsel, she signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal June 13, 2016

(Impress Seal Here) 8/18/18  
(My Commission Expires \_\_\_\_\_)

  
Notary Public

This instrument was prepared by: Elka Nelson Byline Bank 180 North LaSalle Suite 1925 Chicago, Illinois 60601	Send subsequent tax bills to: and ATD Holdings LLC - Series VII 1507 E. 53rd St, Ste 164 Chicago, IL 60615	Recorder-mail recorded document to:
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**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER**

For the premises commonly known as 1407 Dixie Hwy, Flossmoor, IL 60422

Legal Description: A TRACT OF LAND IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1285.36 FEET WEST OF THE EAST LINE OF SECTION 7 AND 340 FEET SOUTH OF THE SOUTHLINE OF SYLVAN COURT SUBDIVISION AS RECORDED; THENCE NORTH ON A LINE 1285.36 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7, A DISTANCE OF 127.50 FEET TO A POINT; THENCE WEST ON A LINE 212.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF DIXIE HIGHWAY; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF DIXIE HIGHWAY TO THE POINT OF INTERSECTION WITH A LINE 85 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION WITH A LINE 946.44 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 7; THENCE SOUTH ALONG THE LAST DESCRIBED LINE TO THE POINT OF INTERSECTION WITH A LINE 340 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE WEST ALONG THE LAST DESCRIBED LINE TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART LYING EASTERLY OF A LINE 1381.94 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 7 AND ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT; COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF DIXIE HIGHWAY WITH A LINE 212.50 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SYLVAN COURT SUBDIVISION, THENCE EAST ON SAID PARALLEL LINE 98.82 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST NAMED LINE WHEN TURNED FROM WEST THROUGH NORTH TO THE POINT OF INTERSECTION WITH A LINE 184.80 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE OF SYLVAN COURT SUBDIVISION; THENCE EAST ALONG THE LAST NAMED PARALLEL LINE A DISTANCE OF 115.25 FEET; THENCE SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST NAMED LINE WHEN TURNED FROM WEST THROUGH SOUTH TO A POINT OF INTERSECTION WITH A LINE 212.50 FEET SOUTH OF AND PARALLEL TO SAID SOUTH LINE OF SYLVAN COURT SUBDIVISION, THENCE WEST ALONG THE LAST NAMED PARALLEL LINE TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS