

# UNOFFICIAL COPY

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



Doc#: 1620349049 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/21/2016 03:22 PM Pg: 1 of 3

ILLINOIS

Freedom Title Corporation  
2260 Hicks Road  
Suite 411  
Rolling Meadows IL 60008

6716422 111

Above Space for Recorder's Use Only

THIS AGREEMENT between **Byline Bank**, and duly authorized to transact business in the State of Illinois, party of the first part, and **103<sup>rd</sup> & Halsted LLC, an Illinois limited liability company** 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 thereunto 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 **103<sup>rd</sup> & Halsted LLC, an Illinois limited liability company** 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):25-16-100-059-0000; 25-17-207-046-0000;25-17-207-047-0000;

Address(es) of Real Estate: 10315-10359 S Halsted, 10314-10324 S Halsted and 10340-10356 S Halsted, Chicago, IL 60628

**REAL ESTATE TRANSFER TAX**

19-Jul-2016



**CHICAGO:** 15,281.25  
**CTA:** 6,112.50  
**TOTAL:** 21,393.75 \*

**REAL ESTATE TRANSFER TAX**

19-Jul-2016



**COUNTY:** 1,018.75  
**ILLINOIS:** 2,037.50  
**TOTAL:** 3,056.25

25-16-100-059-0000

| 20160601625636 | 1-983-495-488

25-16-100-059-0000 | 20160601625636 | 0-607-501-632

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

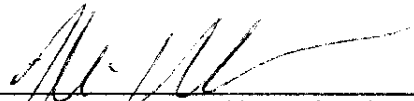
PH

# UNOFFICIAL COPY

The date of this deed of conveyance is June 27, 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)

\_\_\_\_\_

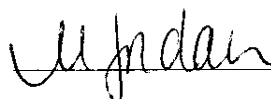
State of Illinois  
County of Cook ss.

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 28, 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:  
123rd & Halsted LLC  
10805 S Halsted  
Chicago, IL  
60628

Recorder-mail recorded document to:  
Michael D. Borgalis  
2201 Main St.  
Ste. 101  
Evanston, IL 60202

**UNOFFICIAL COPY****LEGAL DESCRIPTION RIDER**

For the premises commonly known as 10315-10359 S Halsted, 10314-10324 S Halsted and 10340-10356 S Halsted, Chicago, IL 60628

## Legal Description:

PARCEL A: LOTS 29 TO 46 INCLUSIVE, (EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 2 IN WHITESIDE'S SUBDIVISION OF THE WEST 1/2 OF LOTS 4 AND 5 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B: LOT 39, 40, 41, 42, 43, (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN BLOCK 1 IN "FERNWOOD MANOR," BEING WILLIAM A. BOND AND CO'S SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, ALSO THAT PART OF THE WEST 1/2 OF THE EAST 18 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF THE WEST LINE OF SOUTH PEORIA STREET, PRODUCED ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C: PARCEL 1: LOTS 26 AND 27 IN BLOCK 1 IN "FERNWOOD MANOR," BEING WILLIAM A. BOND AND CO'S SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, ALSO THAT PART OF THE WEST 1/2 OF THE EAST 18 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF THE WEST LINE OF SOUTH PEORIA STREET, PRODUCED ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 28, 29, 30, 31, 32 AND 33 (EXCEPT THOSE PARTS OF SAID LOTS 28, 29, 30, 31, 32 AND 33 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN BLOCK 1 IN "FERNWOOD MANOR," BEING WILLIAM A. BOND AND CO'S SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, ALSO THAT PART OF THE WEST 1/2 OF THE EAST 18 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF THE WEST LINE OF SOUTH PEORIA STREET, PRODUCED ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office