

Doc#: 1626549070 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2016 11:05 AM Pg: 1 of 3

Dec ID 20160901659009
ST/CO Stamp 0-873-957-184 ST Tax \$456.00 CO Tax \$228.00

10

SPECIAL WARRANTY DEED
(Corporation to entity)
(Illinois)

THIS AGREEMENT, made this 7 day of SEPTEMBER 2016, between EASTERN SAVINGS BANK, FSB whose address is Executive Plaza II Suite 200, 11350 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and Tawfik M. Tawfik whose address is

8855 S. Roberts Rd
Hickory Hills, IL 60543

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents 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:

THE SOUTH 70 FEET OF THE NORTH 90 FEET OF LOT 14 IN BLOCK 3 IN PINKERT'S STATE ROAD ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 18-03-423-054-0000
Address(es) of real estate: 4605 Grove Avenue, Brookfield, IL 60513

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, 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:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv)

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covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of Brookfield; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Senior Vice President, the day and year first above written.

EASTERN SAVINGS BANK, FSB

By:


Christopher D. Johnson
Sr. Vice President

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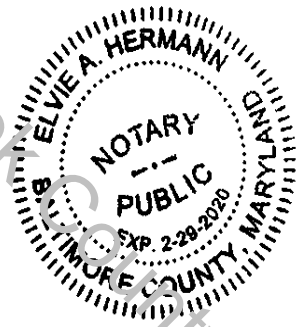
STATE OF MD)
) ss.
COUNTY of Baltimore)

I, Elvie A. Hermann a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher T. Johnson personally known to me to be the 51 Vice President of **EASTERN SAVINGS BANK, FSB** and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/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 their 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, this 7th day of September, 2016.

Elvie A. Hermann
Notary Public

Commission expires _____



Prepared By:

John J. Voutiritsas, Esq.
8770 W BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to:

Tawfik M. Tawfik
8855 S. Roberts Rd
Hickory Hills, IL 60457

MAIL TO:

Tawfik M. Tawfik
8855 S. Roberts Rd.
Hickory Hills, IL 60457

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