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Doc# 1627204048 Fee \$40.00 RHSP Fee:\$9.00RPRF Fee \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 09/28/2016 03:02 PM Pg: 1 of 2

MAIL TAX BILL TO:

Ideal Contractors Inc. 10148 S. Westport Drive Palos Park, IL 60464

MAIL RECORDED DEED TO:

 Ted Kowalczyk Esq. 6052 West 63rd Street 00040 Chicago, 17 60638-4342

PREPARED BY:

David T. Cohen & Associates, Ltd. 10729 W. 159th Street Orland Park, IL 60467 (708) 460-7711



SPECIAL WARRANTY DEED

(Corporation to Corporation)

THE GRANTOR, TCF NATIONAL BANK, a national association banking association existing under and by virtue of the laws of the United States of America and heauquartered in the State of South Dakota and duly authorized to transact business in the State of Illinois, with its principal office in Illinois located at 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of TCF National Bank CONVEYS AND WARRANTS to IDEAL CONTRACTORS, INC., a corporation treated and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office located at 10148 S. Westport Drive, Palos Park, Illinois, the inllowing described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 43 AND THE WEST 1/3 OF LOT 44 IN BLOCK 3, IN THE SUBDIVISION OF BLOCKS 3, 9, AND 10 OF ROOD AND WESTON'S ADDITION TO MORGAN PARK, A SUBDIVISION IN THE WEST 1/2 OF THE MORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1212 W. 112TH PLACE, CHICAGO, IL 60643

Permanent Index No.: 25-20-111-047-0000

Attorneys' Title Guarenty Pund Pa 1 S. Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn:Search Department

REAL ESTATE	TRANSFER	TAX	21-Sep-2016
		COUNTY:	27.50
200		ILLINOIS:	55.00
		TOTAL:	82.50
25-20-111-047-0000		20160801651667 L 1-	995 974 464

REAL ESTATE TRA	21-Sep-2016	
	CHICAGO:	412.50
المحقا	CTA:	165.00
	TOTAL:	577.50 *
25-20-111-047-000	0 20160801651667	2-053-908-288

^{*} Total does not include any applicable penalty or interest due.

1627204048D Page: 2 of 2

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GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

other matters of record affecting the	e property.	, , ,				
In withers whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused						
its name to be signed to these presents by its Vice President and attested to by its Senior Vice President,						
this <u>79</u> day of <u>-49457</u> , 2016.						
O _A						
	TCF	NATIONAL BANK				
	BY:	Vand lander				
Q	D1;	- Mary France				
*	C ATTI	EST: (HA)				
	94					
STATE OF ILLINOIS)		- O,				
)	SS.	40				
COUNTY OF COOK)						
		3				
I Abodow.:	Dublis Issues	Should be countried to the second of the sec				
-	•	for the County and State aforesaid, DO HEREBY				
	•	o me to be a Vice President of TCF National Bank				
•		Senior Vice President of TCF National Bank, and				
•	•	s whose names are subscribed to the foregoing				
instrument, appeared before me this day in person and severally acknowledged that as such Vice						
President and Senior Vice President, they signed and delivered the said instrument, not individually,						
but in their capacity as Vice President and Senior Vice President of TCF National Bank, for the uses						
and purposes therein set forth.						
Given under my hand and official seal, this 29 day of August 2016.						
Commission expires: $\psi_{-} = 2(-1)^{-1}$	ו					
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OFFICIAL S	<i>1</i>					
DINORA CEPEDA NOTARY PUBLIC, STATE OF ILLINOIS						
My Commission Expires 4-21-17 Notary Public						
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