### **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED

This instrument prepared by:

Latimer LeVay Fyock LLC55 W. Monroe St., Ste. 1100

- Chicago, IL 60603

168/180/8



Doc# 1632810061 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/23/2016 01:02 PM PG: 1 OF 4

AMERICAN METRO BANK for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, REMISES, RELE/ASES, ALIENS AND CONVEYS to IPG REALTY-CICERO, INC., an Illinois corporation, as Grantee, Crantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate ic ca'ed in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, logether with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, TO HAVE AND TO HOLD the premises FOREVEP.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B and hed to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or charge the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor WILL WARRANT AND DEFEND, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, but not otherwise, subject only to the exception stated on Exhibit B.

REAL ESTATE TRANSFER TAX		21-Nov-2016	
REAL ESTATE THE	CHICAGO:	7,387.50	
	CTA:	2,955.00	
	TOTAL:	10,342.50 *	

13-22-106-002-0000 | 20161101682180 | 0-014-569-664

<sup>\*</sup> Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		21-Nov-2016		
	A Training	COUNTY:		492.50
	SW2	ILLINUIS		985.00
		ŢOYAL:	•	1,477.50

13-22-106-002-0000 | 20161101682180 | 0-900-817-088

Chicago Title

# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on day of November, 2016.

#### **GRANTOR**

·	
AMERICAN METRO BANK	
(1 d)	
p.//a	
Name: Patrick T. McShane	
Title: President	
Title. Tresident	
STATE OF (L. )	
) SS	
COUNTY OF (VOC)	
I, Tre Mei Liu, a Notary Public in and for said County in the State aforesaid,	
do hereby certify that Patrick C. McShane, not personally, but as President of American Metro Bank,	
who is 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 and delivered the	
same instrument as his own free and voluntary act and as the free and voluntary act and deed of said bank	
for the uses and purposes therein set forth.	
	مکبیرر
Given under my hand and notarial seal this 11-14-2016 TIE MEI LIU OFFICIAL SEAL	
Notary Public, State of Illin	ois
My Commission Expire August 31, 2020	∌S
Notary Public Leand	
Commission anning	
Commission expires	
Subsequent tax bills to:	
IPG Realty-Cicero, Inc.	
5000 500 W. Irving Park Rd. Ste. 200	

Chicago, IL 60641

Mail Recorded Deed to: Paul N. Bonadies Dahl & Bonadies, LLC 30 N. LaSalle St., Ste. 1500 Chicago, IL 60602

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### **EXHIBIT A** LEGAL DESCRIPTION

PARCEL 1: LOT 23 AND THE SOUTH 1/2 OF LOT 22 IN BLOCK 2 IN GROSS' MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 24, 25 AND 26 IN BLOCK 2 IN GROSS' MILWAUKEE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 13-22-107-002-0000; 13-22-106-003-0000; 13-22-106-004-0000; 13-22-106-005-0000

Cook County Clark's Office Address of Real Estate: 3841-3853 N. Cicero, Chicago, IL 60641

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## **UNOFFICIAL CC**

#### **EXHIBIT B**

- 1. General real estate taxes not yet due and payable;
- 2. Special taxes or assessments, if any, for improvements not yet completed;
- 3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
- 4. Building lines and building restrictions;
- 5. Private, public and utility easements of record;
- 6. Covenants and restrictions of record as to use and occupancy;
- General exceptions to the title commitment;
- 8. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, bu.
  Property;

  Building code violations, liens are.

  0. Building code violation court cases;

  11. Liens and judgment

  12. Pending building code violation court cases;

  13. Items appearing of record or that would be shown on a survey;

  14 Leases and tenancies, if any. to, building and zoning law, ordinances and regulations, now or hereafter in effect relating to the