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|Doc# 1717412054 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/23/2017 01:29 PM PG: 1 OF 2

MAIL TAX BILL TO:

Kut Adam 2775 Ft Sheriden Aug Highland Pork ILLOUSS MAIL RECORDED DEED TO:

Kurt Adoir 270,5 Ft Shenden AM Highland Port 160035

PREPARED BY:

Cohen Jutla Do n'tz Makowka, LLC 10729 W. 159th Street Orland Park, IL 60467 (708) 460-7711

## SPICIAL WARRANTY DEED

(Corporation to Individuals)

THE GRANTOR, TCF NATIONAL BANK, a national banking association existing under and by virtue of the laws of the United States of America, headquartered 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 KURT ADAIR, O Since Del Son of 2775 Fort Sheridan Ave., Highland Park, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION: UNIT 5C6 IN CENTRAL VILLAGE CONDOMINIUM, AS DPLINEATED ON PLAT OF SURVEY OF ALL OR PORTIONS OF LOT 13 IN CENTRAL VILLAGE, BEING A SURPLY SION OF PART OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS A TACHED AS EXHIBIT E TO DECLARATION OF CONDOMINIUM MADE BY MOUNT PROSPECT STATE BANK, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1976, AND KNOWN AS TRUST NUMBER 615, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23,867,157; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED AND RECORD PURSUANT TO SAID DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

P SCX

REAL ESTATE TRANSFER TAX

COUNTY: ILLINOIS: TOTAL: 21-Jun-2017 38.00 76.00 114.00 VILLAGE OF MOUNT PROSPECT REAL ESTATE TRANSFER TAX

JUN 1 2017

44523 \$ 288-

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., Ste. 2400 Chicago, IL 60606-4650 Attn: Search Department

1717412054 Page: 2 of 2

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Commonly known as: 611 W. CENTRAL ROAD, UNIT 5-C6, MT. PROSPECT, IL 60056

Permanent Index No.: 08-11-200-032-1154

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.

STATE OF ILLINOIS )
SS. COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the Courty and State aforesaid, DO HEREBY CERTIFY, that Randy Fuchser, personally known to me to be a Vice President of TCF National Bank and Jeff Memeti, personally known to me to be a Senior Vice President of TCF National Bank, 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 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 \_\_\_\_\_\_\_

Commission expires:

OFFICIAL SEAL
ERNESTO ALMARAZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/28/2020