

# UNOFFICIAL COPY

Doc#: 1722215047 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/10/2017 10:09 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THE GRANTOR, **MIDLAND STATES BANK**, an Illinois state bank, of the County of Effingham in the State of Illinois, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby **GRANT, BARGAIN AND SELL** to **BRITE REALTY LLC** with an address as **3104 ROLLINGRIDGE RD, NAPERVILLE, IL 60564** ("Grantee") the real estate situated in **COOK** County, Illinois, as more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject to all easements, rights of way, conditions, covenants, restrictions, assessments, reservations, building lines, reservations of mineral title, development agreements, zoning ordinances and other governmental laws, codes, regulations and other requirements, rights of parties in possession or under unrecorded leases and all other matters which are either of record or which may or would have been disclosed by inspection or accurate survey of the real estate ("Permitted Exceptions"), and also subject to general real estate taxes and special taxes and assessments which are to be paid by Grantee. Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dec ID 20170801602608  
ST/CO Stamp 1-088-548-288 ST Tax \$237.00 CO Tax \$118.50

The Grantor warrants to the Grantee and Grantee's successors in title that Grantor has not created any lien, charge or encumbrance against the real estate described herein except for the Permitted Exceptions, and Grantor covenants to defend said real estate to the extent of only the warranty made herein and none other against the lawful claims of all persons claiming by, through or under the Grantor but none other.

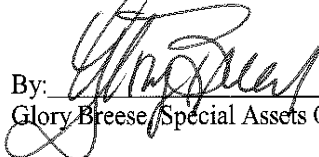
Permanent Parcel No.: 25-30-101-011 & 25-30-101-012

Property address: 2247 W. 119th Street, Blue Island, IL 60406

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed effective as of AUGUST 3,

2017.

MIDLAND STATES BANK

By: 

Glory Breese, Special Assets Officer

REAL ESTATE TRANSFER TAX 07-Aug-2017



COUNTY: 118.50  
ILLINOIS: 237.00  
TOTAL: 355.50

25-30-101-012-0000 | 20170801602608 | 1-088-548-288



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 24 AND LOT 25 IN FRANK C. RATHJE'S HILLSIDE SUBDIVISION OF PART OF THE NORTH 329.76 FEET WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF FILED IN THE OFFICE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS, DECEMBER 2, 1916 AS DOCUMENT NUMBER 67492.

Commonly known as: 2247 W. 119<sup>th</sup> Street, Blue Island, IL 60406

Permanent Parcel No: 25-30-101-011 & 25-30-101-012

Property of Cook County Clerk's Office