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Doc#. 1722215047 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/10/2017 10:09 AM Pg: 1 of 3

Dec ID 20170801602608

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

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 LLCwith an address as 3104 ROLLINGRIDGE RD, NAPERVE LE, 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 metters 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.

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 maus nevein and none other against the lawful claims of all persons claiming by, through or under the Grantor but none other.

-OUNT

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

Property address: 2247 W. 119th Street, Blue reland, IL US404

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

2017.

MIDLAND/STATES BANK

Glory Breese Special Assets Officer

REAL ESTATE TRANSFER TAX

25-30-101-012-0000

COUNTY: ILLINOIS: TOTAL: 07-Aug-2017 118.50 237.00 355.50

20170801602608 | 1-088-548-288

11

PIDELITY NATIONAL TITLE

UNOFFICIAL COPY

STATE OF ILLINOIS)	
EFFINGHAM COUNTY) s	S.
The foregoing instrument was Special Assets Officer of Midland Stat	acknowledged before me on August <u>3</u> , 2017 by Glory Breese, the es Bank on behalf of said Bank.
IN TESTIMONY WHEREOF State aforesaid, the day and year first a	F, I have hereunto set my hand and affixed my official seal in the County and bove written.
	Warde Labourt Notary Public
My term expires:	OFFICIAL SEAL" Wanda Tabbert Public, State of Illinois ssion Expires 08/21/2018
PREPARED BY:	MIDLAND STATES BANK
TRET ARED DT.	120) NETWORK CENTRE DR EFF NGHAM, IL 62401
Future Taxes to Grantee's Address	BRITE REAL (Y LLC 3104 ROLLINGF ID GE RD NAPERVILLE, IL 60554
Return this document to Grantee	Scott A. Beaven
	60's S. Washington St. State
	Scott A. Browen 60's S. Washington St. 434 NAVariet 14 60540

1722215047 Page: 3 of 3

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EXHIBIT A

LEGAL DESCRIPTION

WEST OF THE CH.
WEST QUARTER OF
ACIPAL MERIDIAN, REFER.
GISTRAR OF TITLE OF COON
37492.

y known as: 22/47 W. 119th Street, Blue Island, IL 60406

Permanent Parcel No. 25, 30-101-011 & 25-30-101-012 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. 119th Street, Blue Island, IL 60406