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1831712116D

Doc# 1831712116 Fee \$46.00

This instrument prepared by:
Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2018 03:03 PM PG: 1 OF 5

After recording Return to:
David Sweis, Esq.
2803 Butterfield Road
Suite 170
Oak Brook, IL 60523

18BAR 43083

PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

Send subsequent Tax Bills to:

5629 W. CERMAK
CICERO IL 60804

MADISON 5951 PARTNERS, LLC
5629 W. CERMAK Rd.
CICERO, IL 60804

SPECIAL WARRANTY DEED

Grantor, **OLD SECOND NATIONAL BANK** formerly known as **ABC BANK** formerly known as **AUSTIN BANK OF CHICAGO**, a corporation created 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, ("Grantor"), whose address is 92 Frontage Road, P.O. Box 510, Sugar Grove, IL 60554, and **MADISON 5951 PARTNERS, LLC**, an Illinois limited liability company, ("Grantee"), whose address is 5629 W. Cermak Road, Cicero, IL 60804.

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Lots 7, 8 and 9 in Block 6 in Knisely's Addition to Chicago, a Subdivision of that part of the Northeast quarter of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, lying North of the South 108 acres in Cook County, Illinois.

Common Address: 5951 W. Madison Street, Chicago, Illinois 60644

Permanent Tax Index Numbers: 16-17-200-002-0000

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings,

REAL ESTATE TRANSFER TAX

09-Nov-2018



CHICAGO: 1,537.50
CTA: 615.00
TOTAL: 2,152.50 *

REAL ESTATE TRANSFER TAX

13-Nov-2018



COUNTY: 102.50
ILLINOIS: 205.00
TOTAL: 307.50

16-17-200-002-0000

20180501685390 | 1-135-043-232

16-17-200-002-0000 | 20180501685390 | 0-218-677-920

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

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improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, and further that said premises is encumbered as set forth on Exhibit A attached hereto.

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice-President of Collections, pursuant to authority given by the Board of Directors, this 24th day of October, 2018.

Old Second National Bank formerly known as ABC
Bank formerly known as Austin Bank of Chicago

By: Aaron Johnson
Aaron Johnson, Assistant Vice-President of
Collections for Old Second National Bank
and not individually

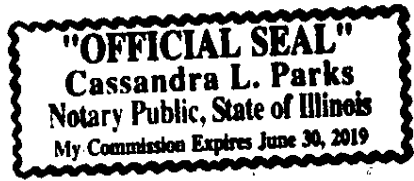
STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aaron Johnson, Assistant Vice-President of Collections for Old Second National Bank, and 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 severally acknowledged that as such Assistant Vice-President of Collections he signed and delivered the said instrument pursuant to authority given by the Board of Directors as his free and voluntary act, and as the free and voluntary act and deed of said Old Second National Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of October, 2018.

Cassandra L. Parks
Notary Public

My commission expires: June 30, 2019



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Exhibit "A"

1. Subject to building setback lines, easements, all zoning restrictions, ordinances, party walls and party wall rights, covenants, conditions, and restrictions, if any, as disclosed by the county recorder's land records, building code violations regardless of when same arose, leases and/or current occupants.
2. Acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Purchaser.
3. Grantee's mortgage, if any, and related documents.
4. Any lien, or right to a lien for services, labor or material, heretofore or hereinafter furnished, imposed by law and not shown on the public records.
5. Subject to general real estate taxes for the year 2018 and subsequent years.
6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees or as to any person in possession thereof.
7. Memorandum of Rooftop Lease Agreement between Big O Movers and Chicago SMSA Limited Partnership, dated October 26, 1995 and recorded January 24, 1996 as Document Number 96061848.
8. Memorandum of Agreement (Site Agreement) between Big O Movers & Storage and PrimeCo Personal Communications, undated and recorded July 12, 1999 as Document Number 99660188, extending grant of easement
9. Memorandum of Lease with Option between Big O Movers and Storage, Inc. and Cook Inlet/VoiceStream PCS, LLC, recorded March 28, 2001 as Document Number 0010247571.
10. Memorandum of Purchase and Sale of Lease and Successor Lease between Big O Movers and Storage, Inc. and Wireless Capital Partners, LLC recorded April 2, 2007 as Document Number 0709222008. Memorandum of Assignment of aforesaid Lease to WCP Wireless Lease Subsidiary, LLC, recorded June 18, 2007 as Document Number 0716960056. Memorandum of Assignment of Lease to Wireless Capital Partners, LLC, recorded January 24, 2008 as Document Number 0802441070. Memorandum of Assignment of aforesaid Lease to MW Cell REIT 1 LLC, recorded January 24, 2008 as Document Number 0802221071.
11. Lis Pendens for Building Code violations by the City of Chicago and against Big O Movers and Storage, Inc., et. al., Circuit Court of Cook County, Case Number 18 MI 401251, recorded May 24, 2018 as Document Number 1814441054.
12. Purchase and Sales Contract between Kyndra Mayo and/or assigns (Buyer) and ABC Bank, recorded June 11, 2018 as Document Number 1816244083.

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13. Verified Complaint by Madison 5951 Partners,LLC and against Old Second Bank, Case Number 2018 CH 07357, filed June 12, 2018 seeking specific performance and other relief.

**COOK COUNTY
RECORDER OF DEEDS**

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RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10/31, 2018

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the Said Agent
This 31st day of October
2018.

[Signature]
Notary Public



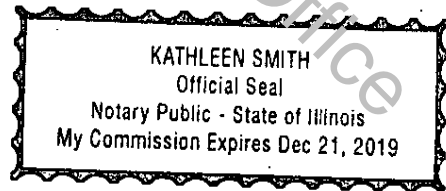
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10/31, 2018

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the Said Agent
This 31st day of October
2018.

[Signature]
Notary Public



NOTE:

Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)