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96842031

THIS AGREEMENT, made this 28th day of October,
19 96, between CITIBANK, F.S.B., 500 W. Madison St.,
Chicago, IL, a Federal savings bank

_____ and duly authorized to transact business

in the State of Illinois, party of the first part, and
FIRST NATIONAL BANK OF BROOKFIELD, 9136 Washington

Avenue, Brookfield, IL 60513

(Name and Address of Grantee)

party of the second part, W. THOMPSON, that the party of the first part, for and in consideration of the sum of Ten _____

Dollars and no/100 (\$10.00) in hand paid
by the party of the second part, the receipt whereof is hereby acknowledged,
and pursuant to authority of the Board of Directors

of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, BOOK XXX. _____ 1875

~~and heirs~~. FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

DEPT-01 RECORDING \$33.00
T#0012 TRAN 2929 11/04/96 10:24:00
#1537 # ER *-96-342031
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

See Legal Description attached hereto as Exhibit A.

*the matters set forth in Exhibit B attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, ~~his heirs and assigns~~ forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, _____ ~~himself and assigns~~ that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:²⁴

Permanent Real Estate Number(s): 15-34-306-025

Address(es) of real estate: 9200 Broadway, Brookfield, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its V. J. O'Connell President, and attested by its Secretary, the day and year first above written.

CITIBANK, F.S.B.

(Name of Corporation)

By

President

Attest:

Secretary

This instrument was prepared by Joel E. Resnick, Esq., Levenfeld, Eisenberg, Janger & Glassberg

(Name and Address) 33 W. Monroe St., 21st Flr.

Chicago, IL 60603

BOX 333-CTI

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MAIL TO:

Michael Kenney
(Name)
100 W. Roosevelt B-7
(Address)
Wheaton, IL 60187
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

First National Bank of Brookfield
(Name)
7136 Washington Avenue
(Address)
Brookfield, IL 60513
(City, State and Zip)

C.R.

RECORDER'S OFFICE BOX NO. _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
County of San Francisco

On 10/28/88 before me, TAMMIE KENDALL
DATE NAME TITLE OF OFFICER (E.G. JANE DOE, NOTARY PUBLIC)

personally appeared TAMMIE KENDALL
NAME(S) OF SIGNER(S)

☒ personally known to me - Or - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~^{they} executed the same in his/~~her~~^{their} authorized capacity(ies), and that by his/~~her~~^{their} signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Tammie Kendall
SIGNATURE OF NOTARY

Box 95842031

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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EXHIBIT A

LOT 1 IN BLOCK 2 (EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 1, THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 128 FEET TO MOST WESTERLY CORNER OF SAID LOT 1, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, 25 FEET TO NORTH LINE OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 35 FEET 4 INCHES TO A POINT THENCE SOUTHEASTERLY 99 FEET & 7/8 INCHES TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1, WHICH IS 50 FEET NORTHEASTERLY OF LY CORNER OF LOT 1, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING) IN POKKA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1915 AS DOCUMENT 5573274.

P.I.N.: 15-34-306-025-000

9200 BROADWAY, BROOMFIELD, IL

STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	
NOV 4 '96	225.00
DEPT OF REVENUE	

Cook County	
REAL ESTATE TRANSACTION TAX	
REVENUE	112.50
STAMP NOV 4 '96	
11427	

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EXHIBIT B

Permitted Encumbrances

1. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Premises and the use of improvements thereon.

2. All covenants, restrictions, easements, encumbrances and agreements of record.

3. Beams and beam rights and party walls and party wall agreements.

4. Such state of facts as a current, accurate survey of the Premises would disclose.

5. Such state of facts as a physical inspection of the Premises and of the appurtenances, fixtures, equipment and personal property included in this sale would disclose.

6. The lien of any unpaid real estate taxes, water charges and sewer rents for the fiscal year (a) or other applicable period in which the Closing occurs, provided same are apportioned at the Closing in accordance with this Agreement.

7. (a) The lien of all unpaid assessments encumbering the Premises on the date of this Agreement, and installments thereof, due and payable on or after the Closing

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Date, and (b) the lien of all unpaid assessments which first encumber the Premises subsequent to the date of this Agreement, and installments thereof, whether due and payable prior to, on or after the Closing Date.

8. All liens and encumbrances resulting from the investigations or any and all other activities undertaken by Grantee or Grantee's Representatives.

9. Rights, if any, of any utility company to construct and/or maintain lines, pipes, wires, cables, poles, conduits and distributions boxes and equipment in, over, under, and/or upon the Premises or any portion thereof.

10. Building codes and restrictions heretofore or hereafter adopted by any public agency.

11. Encroachments of stoops, areas, cellar, steps, trim, cornices, retaining walls, windows, window sills, ledges, fire escapes, doors, door caps, projecting air conditioner units or equipment, hedges, railings, coping, cellar doors or fences, if any, upon any street, highway, sidewalk or adjoining premises; variations between record line and retaining walls; encroachments of adjoining premises upon the Premises.

12. Radio antenna and television antenna violations or violations arising out of tenant air conditioners.

13. Variations between the description contained in Exhibit A and the tax map description of the Premises.

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14. Right, lack of right or restricted right of any owner of the Premises to construct and/or maintain any vault or vaulted area in or under the sidewalks abutting the premises, any licensing statute, ordinance or regulation and the terms of any license pertaining thereto and any fees for vault space which may hereafter be assessed.

15. Right, lack of right or restricted right of any owner of the Premises to construct and/or maintain fuel tanks, coal chutes, electric transformers, sidewalk elevators, gratings, manholes, hoists or excavations under, in, upon or over any street, highway, sidewalk or adjoining Premises.

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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

1. Changes must be kept in the space limitations shown
2. DO NOT use punctuation
3. Print in CAPITAL LETTERS with BLACK PEN ONLY
4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

15 - 34 - 306 - 025 - 0000

NAME

FAST NATIONAL BANK

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

9136 WASHINGTON AVENUE

CITY

BROOKFIELD

STATE:

IL

ZIP:

60513 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

9200 BROADWAY AVENUE

CITY

BROOKFIELD

STATE:

IL

ZIP:

60513 -

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