

97430775

DEPT-01 RECORDING \$29.00  
T#001: TRAN 5536 06/17/97 12:42:00  
#5460 # ER #-97-430775  
COOK COUNTY RECORDER

ABOVE FOR RECORDER'S USE ONLY

DEPT-10 PENALTY \$26.00

SPECIAL WARRANTY DEED

VESPER MANAGEMENT CORPORATION, an Illinois not-for-profit corporation ("Grantor"), whose address is 1001 E. Touhy, Suite 50, DesPlaines, Illinois (60018-5800), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto AMERICAN NATIONAL BANK & TRUST COMPANY, not personally but solely as trustee under Trust Agreement dated May 1, 1997 and known as Trust No. 122692-05 ("Grantee"), having its principal office at 33 North LaSalle Street, Chicago, Illinois 60690, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the county of Cook, in the State of Illinois which is legally described on Exhibit A attached hereto and incorporated herein by reference subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

29.00  
26.00

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantees and their successors and assigns forever, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantees and their heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 2nd day of May, 1997.

VESPER MANAGEMENT CORPORATION, an Illinois not-for-profit corporation

By: Arnold E. Lack

Name: Arnold E. Lack

Title: Vice President

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PREPARED BY:  
David A. Lapins, Esq.  
Sonnenschein Nath & Rosenthal  
8000 Sears Tower  
233 South Wacker Drive  
Chicago, Illinois 60606

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph B, Section 4, of the Real Estate Transfer Tax Act.

Lynn Lucas

SONSCHI021261975.01

BOX 333-CT1

76-49-1880 D2

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STATE OF ILLINOIS )  
                                      ) SS  
COUNTY OF COOK )

I, PATRICIA HENNIGAN, a notary public in and for the above county and state, DO HEREBY

CERTIFY, that Arnold E. Lack, Vice President of Vesper Management Corporation, 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 acknowledged that he signed, sealed and delivered the said Instrument as his and said corporation's free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2<sup>ND</sup> day of MAY, 1997.

Patricia Hennigan

My Commission Expires 11-17-97



MAIL TO:  
LINDA A. NAGLE, ESQ  
500 S. WEST TOWER, SUITE 200  
SKOKIE, IL 60077

CITY OF CHICAGO  
REAL ESTATE TRANSACTION  
30,322.50

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01/10/2014

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## EXHIBIT A LEGAL DESCRIPTION

LOT 1 AND ALL OF LOT 2 IN BLOCK 7 IN BIRCHWOOD BEACH, A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY ILLINOIS.

Permanent Index Nos.

11-29-307-019-0000  
11-29-307-020-0000  
11-29-307-022-0000

Common Address:

7464 N. Sheridan Road  
Chicago, Illinois

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CT7002496

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## EXHIBIT B PERMITTED TITLE EXCEPTIONS

1. A 15 FOOT BUILDING LINE ALONG THE NORTH LINE OF LOT 1 AND A 30 FOOT BUILDING LINE ALONG THE EAST LINE OF LOTS 1 AND 2 AS SHOWN ON PLAT OF SAID SUBDIVISION.
  2. BUILDING LINE VIOLATION BY APPROXIMATELY 15 FEET OVER BUILDING LINE ALONG SHERIDAN ROAD AND BY APPROXIMATELY 10 FEET OVER BUILDING LINE ALONG BIRCHWOOD AVENUE AS DISCLOSED BY SURVEY DATED JULY 24, 1990 PREPARED BY B. H. SUHR AND CO.
  3. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- (A) THE FOLLOWING ENDORSEMENT(S) HAVE BEEN APPROVED FOR THE OWNER'S POLICY:  
RESTRICTION ENDORSEMENT RELATING TO LETTER G.

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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 title to real estate under the laws of Illinois.

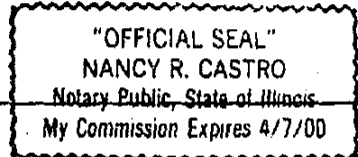
Date May 2, 19 97

Signature: Lynn Lucas  
Grantor or Agent

Subscribed and sworn to before me by the said Lynn Lucas

this 2nd day of May, 19 97

Notary Public Nancy R. Castro



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.

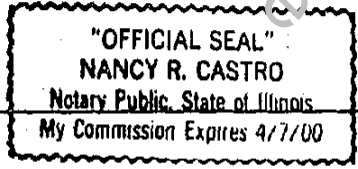
Date May 2, 19 97

Signature: Lynn Lucas  
Grantee or Agent

Subscribed and sworn to before me by the said Lynn Lucas

this 2nd day of May, 19 97

Notary Public Nancy R. Castro



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 in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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OFFICIAL COPY  
NANCY R. CASTLE  
County Public Administrator  
City of Cook County, Illinois

11/10/2011