

This Instrument Prepared By:  
Howard S. Thompson  
Burke, Warren & MacKay, P.C.  
330 North Wabash Avenue  
22nd Floor  
Chicago, IL 60611

UNOFFICIAL COPY

97224455

Upon Recordation Mail To:  
Vincent J. Pascucci  
Pascucci & Associates  
200 N. Dearborn  
Suite 804  
Chicago, IL 60601

DEPT-01 RECORDING \$27.00  
T#0012 TRAN 4478 04/01/97 14:32:00  
#9754 + CG #-97-224455  
COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE made this 27 day of March, 1997, between Pinnacle Bank, as successor by merger to SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, located at 1209 Milwaukee Avenue, Chicago, Illinois 60622 (the "Grantor"), and William J. Vedder, of Franklin, River Forest, Illinois, and Bruce Stender, of 2940 N. Lakewood, Chicago, Illinois 60657, as tenants in common (the "Grantees"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

27.00  
CA

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 Grantor, 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, upon the Grantees, their heirs and assigns forever.

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their heirs 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:

BOX 333-CTI

JB  
3  
76510510/0251597

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Covenants, conditions, and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1996 and subsequent years.

Permanent Real Estate Index Number: 13-36-217-002

Address of real estate: 2217 N. Campbell  
Chicago, Illinois 60647

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

PINNACLE BANK, AS SUCCESSOR  
BY MERGER TO SECURITY FEDERAL  
SAVINGS AND LOAN ASSOCIATION  
OF CHICAGO

By: [Signature]  
\_\_\_\_\_  
President

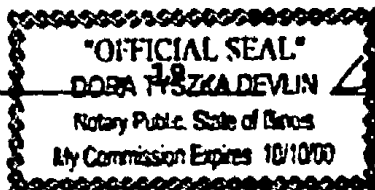
STATE OF Illinois )  
  ) SS  
COUNTY OF DuPage )

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I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Hunt, personally known to me to be the President of Pinnacle Bank, as successor by merger to Security Federal Savings and Loan Association, 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 acknowledged that as such President [he] [she] signed and delivered the said instrument as [his] [her] free and voluntary act, and as the free and voluntary act and deed of said Savings and Loan Association, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of March, 1997.

Commission expires \_\_\_\_\_



[Signature]  
Notary Public

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SEND SUBSEQUENT TAX BILLS TO:

Vedder and Stender

P.O. Box 3367  
CHICAGO IL 60654

ODMAIR\DOCS\burke\_chi\131251

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CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
REVENUE  
APR 1977  
862.50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
APR 1977  
115.00

REAL ESTATE TRANSACTION TAX  
REVENUE  
APR 1977  
115.00

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## EXHIBIT A

LOT 22 IN FERRY P. POWELL'S SUBDIVISION OF BLOCK 8 IN SUBDIVISION BY FERRY P. POWELL OF LOTS 3 AND 5 IN CIRCUIT COURT PARTITION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS.

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