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WARRANTY DEED
ILLINOIS STATUTORY
(LLC to LLC)

Doc#: 0814141034 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/20/2008 10:31 AM Pg: 1 of 2

THE GRANTOR, Z & B PROPERTIES, L.L.C., a Limited Liability 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said corporation, CONVEY and WARRANT to 2300 WEST NORTH AVE., LLC, a Limited Liability 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 (GRANTEE'S ADDRESS) 2300 West North Ave, Chicago, IL 60647 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND EXPRESSLY INCORPORATED HEREIN BY THIS REFERENCE

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions, and restrictions of record; building lines and easements of record; and general real estate taxes for the year 2007, and subsequent years.

Permanent Real Estate Index Number(s): 14-31-327-047-0000
Address of Real Estate: 2300 W. North Avenue Chicago, IL 60647

In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by its Member, Barry P. Brandwein this 7th day of May, 2008.

Z & B PROPERTIES, L.L.C.

By: 
Barry P. Brandwein, Member

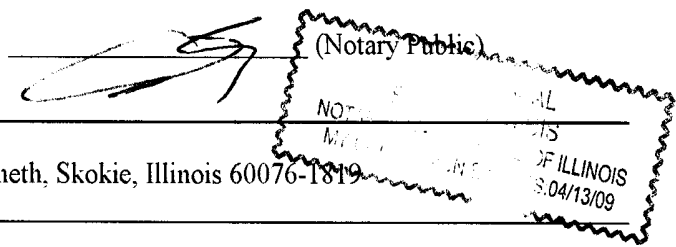
TICOR TITLE 

STATE OF ILLINOIS, COUNTY OF COOK ss.

BOX 15

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Barry P. Brandwein, personally known to me to be a Member of Z & B PROPERTIES, L.L.C., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Barry P. Brandwein and Member he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of May, 2008





This document was prepared by: Harold L. Wagman, Esq., 8812 N. Kenneth, Skokie, Illinois 60076-1819


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LEGAL DESCRIPTION RIDER
FOR REAL ESTATE COMMONLY KNOWN AS
2300 W. NORTH AVENUE CHICAGO, IL 60647

LOT 11 IN J.N. MASON'S SUBDIVISION OF THE PART OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	MAY. 19.08	09000.00
	# 000007402	FP 102803


CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	MAY. 19.08	04125.00
	# 000007403	FP 102803

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAY. 19.08	00600.00
	# 0000042510	FP 102809

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAY. 19.08	00650.00
	# 0000042511	FP 102809

Mail To:

J. Michael Collins, Esq.
55 W. Monroe Suite 600
Chicago, IL 60603

COUNTY TAX  REVENUE STAMP	COOK COUNTY	REAL ESTATE TRANSFER TAX
	MAY. 19.08	00625.00
	# 0000042358	FP 326707

Name & Address of Taxpayer:

2300 West North Ave., LLC
2300 West North Ave.
Chicago, IL 60647