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SPECIAL WARRANTY DEED

Doc#: 0934533092 Fee: \$78.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2009 11:45 AM Pg: 1 of 7

THIS INDENTURE, made as of December 1, 2009, between **3935 Western LLC**, an Illinois limited liability company, 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, and **George Washington Savings Bank**, an Illinois savings bank, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A 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 Grantor, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

2009 12 11 10 56 AM 2009 12 11 10 56 AM

Cook County Clerk's Office

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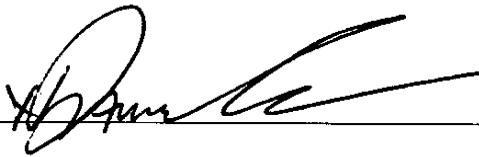
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Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to Grantee pursuant to (i) that certain Mortgage dated as of June 22, 2007 and recorded on June 27, 2007 in the Cook County, Illinois Recorder's Office as Document No. 0717802010 and (ii) that certain Assignment of Rents dated as of June 22, 2007 and recorded on June 27, 2007 in the Cook County, Illinois Recorder's Office as Document No. 0717802011, shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain a separate, distinct and continuing liens and security interests as therein provided.

Permanent Real Estate Index Number: 14-19-100-027-0000
14-19-100-028-0000

Address of Real Estate: 3935 N. Western Avenue
Chicago, IL

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF the Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub-paragraph L; Cook County Ordinance 93-0-27, paragraph M; and Chicago Real Property Transfer Tax Ordinance 3-33-060, paragraph M.



Signature of Buyer, Seller, or Rep.

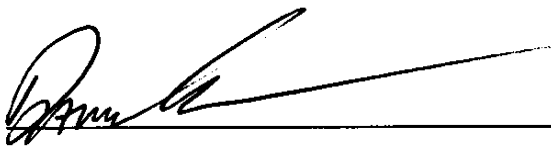
Date: December 1, 2009

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

GRANTOR:

3935 Western LLC, an Illinois limited liability company

By: 
Name: Danica Irvin
Title: Its Manager

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)

) ss.

ACKNOWLEDGMENT

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel Irwin, personally known to be the Manager of 3935 Western, LLC, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 15th day of December, 2009.



[Signature]

Notary Public

This instrument was prepared by:

Dykema Gossett PLLC
10 S. Wacker Drive, Suite 2300
Chicago, Illinois 60606

AFTER RECORDING MAIL TO:

Dykema Gossett PLLC
10 S. Wacker Drive, Suite 2300
Chicago, Illinois 60606
Attn: Heather K. Aeschleman, Esq.

SEND SUBSEQUENT TAX BILLS TO:

George Washington Savings Bank
14701 S. LaGrange Road
Orland Park, IL 60462
Attn: Mark Wiegel

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EXHIBIT A

Legal Description

UNITS 1N, 2N, 2S, 3N, 3S, P-4, P-5, P-7/P-8, P-9/P-10 AND P-11/P-12 IN THE 3935 N. WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 19 AND 20 (EXCEPT THOSE PARTS THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19) ALL IN THE SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT 0831918005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for calendar years 2008 (second installment), 2009 and subsequent years.
2. The rights of all persons claiming by, through or under the Grantee.
3. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee.
4. Exception Letters A, G, H, Z, AB, AC, and AD contained on Schedule B of Chicago Title Insurance Company, Pro Forma Number 008168901.
5. Covenants, conditions, and restrictions of record, public and utility easements, acts done or suffered through Grantee, and all special governmental taxes or assessments confirmed and unconfirmed.

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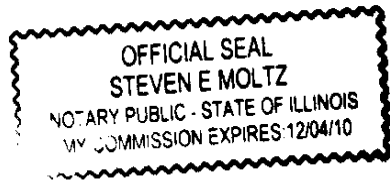
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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: December 1, 2009

Signature: [Handwritten Signature] (Grantor or Agent)

Subscribed and sworn to before me by the said Grantor this 1st day of December, 2009. [Handwritten Signature] (Notary Public)

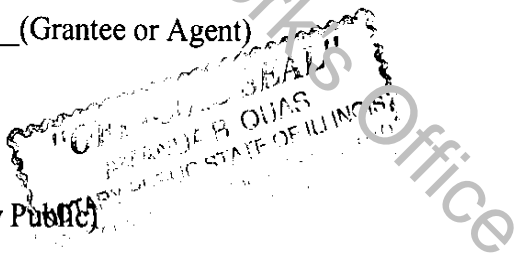


The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 1, 2009

Signature: [Handwritten Signature: Heather Aschleman] (Grantee or Agent)

Subscribed and sworn to before me by the said Heather Aschleman this 1st day of December, 2009. [Handwritten Signature: Amanda Bray] (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 in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]