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SPECIAL WARRANTY DEED
Statutory (Illinois)

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Doc#: 1014631095 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/26/2010 12:42 PM Pg: 1 of 3

Above Space for Recorder's use only

CTI-SA 2286787 ML WHP LNT

THIS AGREEMENT, made this 25 day of May, 2010, between Synergy Property Holdings, LLC, an Illinois limited liability company, party of the first part, and Gibbons Construction LLC, an Illinois limited liability company, 3720 N. Sheffield, Chicago, IL 60613, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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, its successors 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, its successors 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 encumbered 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: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of closing.

Permanent Index Number: 13-25-204-022-0000

Address of real estate: 3136 N. Elston, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

SYNERGY PROPERTY HOLDINGS, LLC

By: [Signature]
Name: Michael J. Lazansky
Title: Senior Vice President
First Midwest Bank

[Handwritten signature]

[Handwritten signature]

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MICHAEL J. LAZANSKY, the SR. VICE PRESIDENT of FIRST MIDWEST BANK and Synergy Property Holdings, LLC, 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 severally acknowledged that as SR. VICE PRESIDENT, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of May, 2010.
Commission expires Nov. 3, 2013

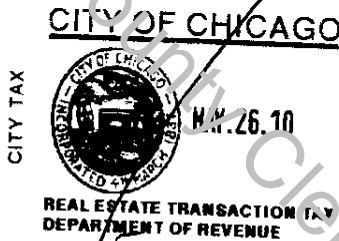
Donna J Draper

NOTARY PUBLIC



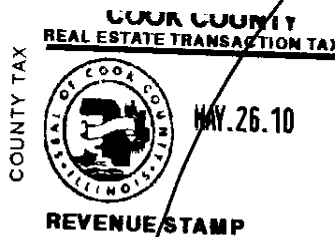
THIS INSTRUMENT PREPARED BY:
Jacqueline M. Helmrick, Esq.
Aronberg Goldgehn Davis & Garmisa
330 N. Wabash, Suite 1700
Chicago, IL 60611

AFTER RECORDING MAIL TO:
Hai Lipshur
1120 W. Belmont
Chi. IL 60617

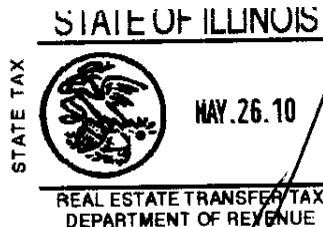


REAL ESTATE TRANSFER TAX
0052500
FP 102805

SEND SUBSEQUENT TAX BILLS TO:
GIBBONS CONSTRUCTION LLC
3720 N. Sheffield
Chi. IL 60617



REAL ESTATE TRANSFER TAX
0002500
FP 102802



REAL ESTATE TRANSFER TAX
0005000
FP 102808

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 24 IN SOFIE BAUERMEISTER'S SUBDIVISION OF LOT 2 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office