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Doc#: 1101240011 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2011 09:44 AM Pg: 1 of 2

**Special Warranty Deed by
A Limited Liability Company
Statutory (ILLINOIS)**

Above Space for Recorder's use only

THE GRANTOR, BBG BELL, LLC, 4753 N. Broadway, Chicago, IL 60640, 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, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the duly appointed and acting manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY to SOUTHBRANCH INVESTMENTS LLC, 401 S. LaSalle St., Ste-1500, Chicago, IL 60605, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 5 AND THE SOUTH 1/2 OF LOT 4 IN BLOCK 2 IN MONROE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1652 N. Bell Ave., Chicago, IL 60647
PIN: 14-31-328-031-0000

SUBJECT TO: Any and all covenants, conditions, easements, restrictions and any other matters of record.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by one of its Managers, ROSS A. BERMAN, this 16 day of December, 2010.

BBG BELL, LLC,
an Illinois Limited Liability Company.

By: _____

ROSS A. BERMAN

Its: One of its Managers

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

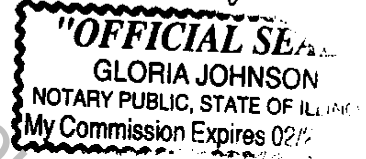
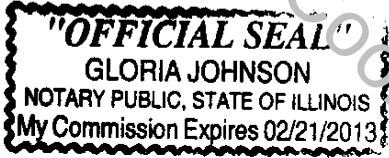
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROSS A. BERMAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of December, 2010.

Commission expires 2/21 2013

Gloria Johnson


NOTARY PUBLIC



This instrument was prepared by:
ROBERT J. DI SILVESTRO
Attorney at Law
5231 N. Harlem Ave.
Chicago, Illinois 60656

CITY TAX

CITY OF CHICAGO



JAN. - 7. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019297

REAL ESTATE TRANSFER TAX
1449000
FP 103026


MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mr. James Prendergast
Attorney at Law
401 S. LaSalle St., Ste-1500
Chicago, IL 60605

Mr. James Prendergast
Southbranch Investments, LLC
401 S. LaSalle St., Ste-1500
Chicago, IL 60605

STATE OF ILLINOIS



JAN. - 7. 11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000876

REAL ESTATE TRANSFER TAX
0138000
FP 103021

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN. - 7. 11

REVENUE STAMP

0000063695

REAL ESTATE TRANSFER TAX
0069000
FP 103025