

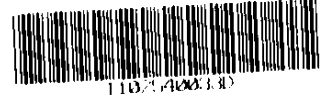
UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

MB Financial Bank, N.A.
6111 North River Road
Rosemont, IL 60018
Stephen Herseth, Esq.

MAIL AFTER RECORDING TO:

Elisha Prero
8424 Skokie Boulevard
Skokie, Illinois 60077



Doc#: 1107540033 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2011 10:38 AM Pg: 1 of 4

Space Above Line for Recorder

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of February 28, 2011 by MB841, LLC, an Illinois limited liability company ("**Grantor**"), having an address of c/o MB Financial Bank, N.A., 6111 North River Road, 4th Floor, Rosemont, Illinois 60018, Attn: Stephen Herseth, Esq. to 3554 Lawrence LLC ("**Grantee**"), having an address of c/o Manna Capital, 655 West Irving Park Road, Suite 105, Chicago, Illinois 60613.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, its successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "**Premises**").

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 Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, his heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, his heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, and that Grantor will warrant and forever defend the Premises for the period that Grantor owned title to the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

CT 881999251 SK201069078
10 of 3

BOX 333-CTA

S Y
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S 1
SC Y
INTC 2

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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:


MB841, LLC, an Illinois limited liability company

By: *Thomas E. Prothero*
Name: Thomas E. Prothero
Title: Manager

MAIL TAX BILLS TO:

3554 Lawrence LLC
c/o Manna Capital
655 West Irving Park Road
Suite 105
Chicago, Illinois 60613
Attention: Roy Blavvise, Manager

STATE OF ILLINOIS




MAR.-8.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00625.00
FP 103032

0000007284

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.-8.11

REVENUE STAMP

REAL ESTATE TRANSFER TAX

00312.50

FP 103034

0000007300

CITY OF CHICAGO



MAR.-8.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

06563.00

FP 103033

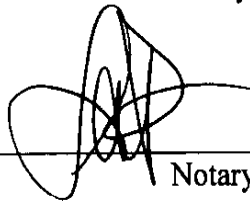
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STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Lori A. Puca, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Thomas E. Prothero, the Manager of MB841, LLC, 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 and delivered the said instrument as his ~~her~~ free and voluntary act in his ~~her~~ capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 28 day of February, 2011.



Notary Public

My Commission Expires 5/21/2013 {SEAL}



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EXHIBIT A

LEGAL DESCRIPTION

Block "B" of Sophie Rach's Subdivision in Block 26 (except the east 5 acres) of Jackson's Subdivision of the southeast $\frac{1}{4}$ in Section 12, Township 40 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-11-424-020-0000

Common Address: 3554 W. Lawrence Avenue, Chicago, IL 60625

Property of Cook County Clerk's Office