

# UNOFFICIAL COPY



Doc#: 1110518051 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/15/2011 03:11 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14<sup>th</sup> <sup>II MA</sup> day of April, 2011, between **NB PAD HOLDINGS, LLC**, an Illinois limited liability company, having an office at 2247 W Lawrence Avenue, Chicago, Illinois 60625, party of the first part, and **LIBERTY 3241 PALMER, LLC**, an Illinois limited liability company, having an office at 1000 East Park Avenue, Libertyville, Illinois 60048, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration 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, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

BOX 15

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 and is not aware of, anything whereby the said premises 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 premises (or any portion thereof), against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: The Permitted Exceptions attached hereto as Exhibit B, general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

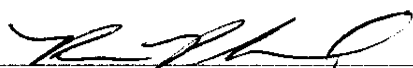
Permanent Real Estate Index Number(s): 13-35-226-001

Address of real estate: 3239-41 W Palmer Avenue, Chicago, Illinois 60647

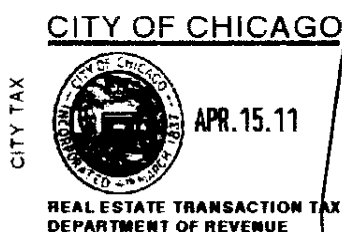
**FIDELITY NATIONAL TITLE**

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the day and year first above written.

NB PAD HOLDINGS II, LLC an Illinois limited liability company

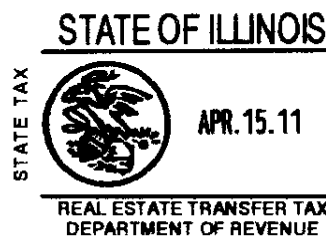
By:   
Benjamin Pickel  
Its: Manager

4 pgs



REAL ESTATE TRANSFER TAX
08137.50
FP 102803

# 000000728



REAL ESTATE TRANSFER TAX
00775.00
FP 102809

# 0000005936

011013641 (1 of 1)

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

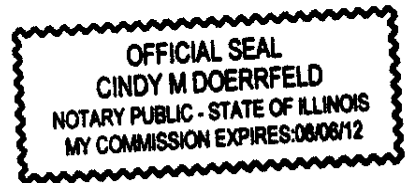
I, CINDY M. DOERRFELD, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin Pickel, personally known to me to be the Manager of NB PAD HOLDINGS II, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to the authority given by the Managers of NB PAD HOLDINGS II, LLC, as his free and voluntary act, and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14th day of April, 2011.

Cindy M. Doerrfeld  
Notary Public  
Commission expires: 8/6/12

**PREPARED BY:**

James M. Crowley  
Crowley & Lamb, P.C.  
350 N. LaSalle Street  
Suite 900  
Chicago, Illinois 60654

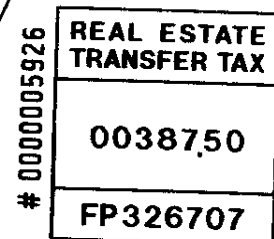
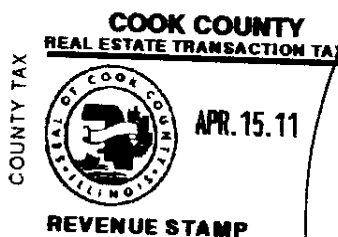


**MAIL TO:**

John T. Roselli  
Fuchs & Roselli, Ltd.  
440 W Randolph  
Suite 500  
Chicago, Illinois 60606

**SEND SUBSEQUENT TAX BILLS TO:**

Liberty 3241 Palmer LLC  
c/o University Autos Inc.  
1000 East Park Avenue  
Libertyville, Illinois 60048



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 5 IN BLOCK 7 IN SHIPMAN BILL AND MERRILL'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Numbers: 13-35-226-001

Commonly Known Address: 3239-41 W Palmer Avenue, Chicago, Illinois 60647

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes for the second installment 2010 and any real estate taxes not yet due or payable.
2. Unpaid installments of special assessments that fall due after the date hereof.
3. Restrictive covenants of record that do not adversely affect the use of the Property in its current use.
4. Zoning ordinances affecting said real estate.
5. Easements of record and/or in place, which do not adversely affect the use of the Property.

Property of Cook County Clerk's Office