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Doc#: 1115347032 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/02/2011 01:49 PM Pg: 1 of 4

DEED

5-31
GIT

4405027 (1/1)

The above space for recorder's use only

THIS INDENTURE, made this 10th day of May 2011, between WEST SUBURBAN BANK, with the address of: 711 South Westmore Avenue, Lombard IL 60148 a corporation, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 27th day of December 2007 and known as Trust Number 13252, party of the first part, and AA Investments, LLC a Delaware limited liability company, with the address of: 324 Gloria Jean Drive, Bensenville IL 60106.

In the County of DuPage and State of Illinois, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in ~~Will~~^{Cook} County, Illinois, to-wit:

Lots 1, 2 and 3 in Block 4 in Nick Schlosser's Greater Park Ridge Subdivision in the East 1/2 of the Southwest 1/4 of Section 22, Township 41 North, Range 12, East of the Third Principal Meridian, a Plat of which subdivision was registered in the Office of the Registrar of Titles of Cook County, Illinois on February 24, 1926 as Document 291854.

Subject to: "The permitted exceptions attached as Exhibit B"

PROPERTY ADDRESS: 2400 Oakton Street, Park Ridge IL 60068

PIN: 09-22-326-032

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

PREPARED BY: Christine Pawlak, West Suburban Bank, 711 S Westmore Ave, Lombard IL 60148



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 30954

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This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

Send Tax Bills To:

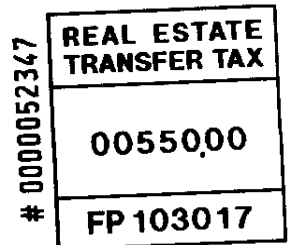
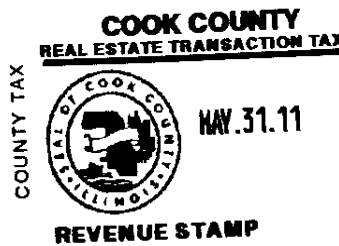
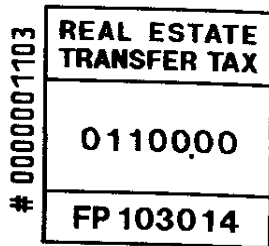
AA Investments, LLC
324 Gloria Jean Drive
Bensenville IL 60106

WEST SUBURBAN BANK
as Trustee aforesaid,

By *Christine Paulak*
TRUST OFFICER

Attest *Paulott Mansky*
ASSISTANT TRUST OFFICER

Property of Cook County Clerk's Office



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STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Christine Pawlak, Trust Officer of **WEST SUBURBAN BANK**, and Paulett Goorsky of said Bank, personally known to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Trust Officers did also then and there acknowledge that i.e. as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

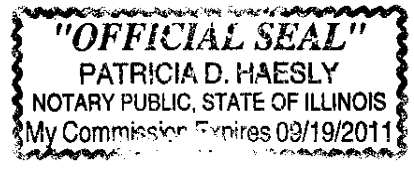
GIVEN under my hand and Notarial seal this _____ 18th day of

_____ May _____ 2011 _____.

MAIL TO:

W. A. Fleckles
1033 E. St. Charles
Combridge IL 60118

Patricia D. Haesly
NOTARY PUBLIC



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EXHIBIT B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES FOR 2010, 2011 AND SUBSEQUENT YEARS.
2. MECHANIC LIEN CLAIM RECORDED SEPTEMBER 29, 2008 AS DOCUMENT NO. 0827310051 IN FAVOR OF PIONEER ENGINEERING AND ENVIRONMENTAL SERVICES INC. AND AGAINST THE LAND FOR THE SUM OF \$151,756.03.
3. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE STORMWATER FACILITY MAINTENANCE AGREEMENT MADE AND ENTERED INTO BY AND BETWEEN THE LEGAL TITLE OWNER OF THE PROPERTY IN QUESTION AND THE CITY OF PARK RIDGE RECORDED AUGUST 7, 2007 AS DOCUMENT 0721916082.
4. LEASE AGREEMENT DATED AUGUST 13, 2005 BY AND BETWEEN MIRZA M. BAIG PR CITGO PETROLEUM, INC. AND MB FINANCIAL BANK, N.A.
5. ALL OTHER EXISTING LEASES.
6. Proceeding pending in the Circuit Court of Cook County, Case No. 09c1435485 on complaint to foreclose on Mechanic's lien filed as doc. no. 0827310051, and all liens, claims and encumbrances arising therefrom