

UNOFFICIAL COPY

(1 of 2)

THIS SPECIAL WARRANTY DEED, made this 7th day of June, 2011, by **BENDELOW PARK DEVELOPMENT GROUP L.L.C.**, an Illinois limited liability company, as to an undivided 66.91% interest, **WDL ROSEMONT PROPERTY LLC**, a Delaware limited liability company, as to an undivided 19.37% interest and **VARDON JONES REALTY GROUP LLC**, an Illinois limited liability company, as to an undivided 13.72% interest (collectively, "**Grantor**"), and **FIRST PERSONAL BANK**, an Illinois state-chartered bank ("**Grantee**"), 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 **REMISE, RELEASE, ALIENATE AND CONVEY** unto Grantee, 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 EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

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 above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Number(s): 19-08-323-022-0000; 19-08-323-023-0000; 19-08-323-024-0000; 19-08-323-025-0000; 19-08-323-026-0000

Address of real estate: 6162 S. Archer Avenue, Chicago, IL 60638

[Signature Page To Follow]

Box 400-CTCC



Doc#: 1116440020 Fee: \$46.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 06/13/2011 10:11 AM Pg: 1 of 6

Above Space for Recorder's Use Only

C.T.I.C. 8823465 D2 KARSA

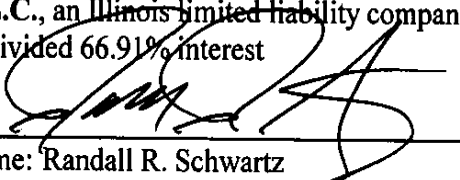
S Y
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

BENDELOW PARK DEVELOPMENT GROUP L.L.C., an Illinois limited liability company, as to an undivided 66.91% interest


By: 
Name: Randall R. Schwartz
Title: Member

Property of Cook County Clerk's Office

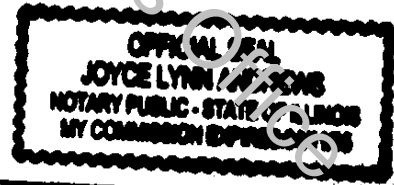
STATE OF Illinois)
) SS:
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Randall R. Schwartz personally known to me to be the Member of **BENDELOW PARK DEVELOPMENT GROUP L.L.C.**, 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 Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

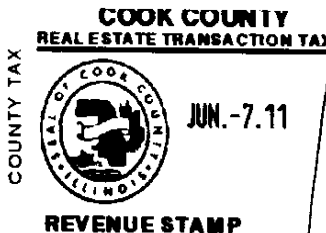
Given under my hand and official seal, this 6th day of June, 2011.


Notary Public

My Commission Expires: 4/11/2015



STATE TAX	REAL ESTATE TRANSFER TAX
# 0000001500	0800000
	FP 103024



COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000001512	0400000
	FP 103022

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WDL ROSEMONT PROPERTY LLC, a Delaware limited liability company, as to an undivided 19.37% interest

By: William D. Ludwig Revocable Grantor Trust Dated March 13, 2003

By: *William D. Ludwig*
Name: William D. Ludwig
Title: Trustee

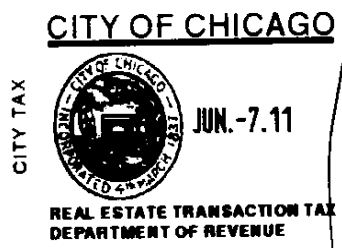
STATE OF Nebraska)
) SS:
COUNTY OF Lawson

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT William D. Ludwig personally known to me to be the Trustee of the William D. Ludwig Revocable Grantor Trust Dated March 13, 2003, the Member of **WDL ROSEMONT PROPERTY LLC**, a Delaware 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 Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of June, 2011.

Ida V. Molina
Notary Public

My Commission Expires: Nov 18, 2012

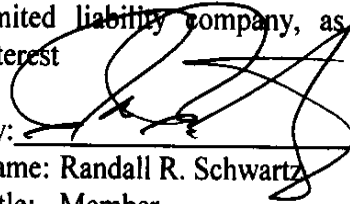


REAL ESTATE TRANSFER TAX
1023750
FP 103023

000002770

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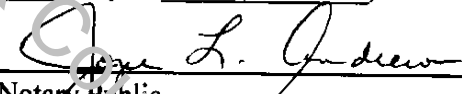
VARDON JONES REALTY GROUP LLC, an Illinois limited liability company, as to an undivided 13.72% interest

By: 
 Name: Randall R. Schwartz
 Title: Member

STATE OF Ill.)
)
 COUNTY OF Cook) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Randall R. Schwartz personally known to me to be the Member of **VARDON JONES REALTY GROUP 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 Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

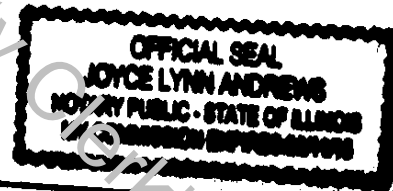
Given under my hand and official seal, this 10th day of June, 2011.


 Notary Public

My Commission Expires: _____

This instrument prepared by:

Barack Ferrazzano Kirschbaum & Nagelberg LLP
 200 West Madison Street
 Suite 3900
 Chicago, Illinois 60606



MAIL TO: Bryan J. Segal, Esq.
 Barack Ferrazzano Kirschbaum & Nagelberg LLP
 200 West Madison, Suite 3900
 Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:
 First Personal Bank
 14701 Ravinia Avenue
 Orland Park, IL 60462

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EXHIBIT A TO DEED LEGAL DESCRIPTION

LOTS 9, 10, 11, 12 AND 13 IN BLOCK 5 IN F. H. BARTLETT'S 8TH ADDITION TO BARTLETT HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6162 S. Archer Avenue
Chicago, IL 60638

P.I.N.'s: 19-08-323-022-0000
19-08-323-023-0000
19-08-323-024-0000
19-08-323-025-0000
19-08-323-026-0000

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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. Taxes for the year 2010 second installment and subsequent years, none currently due and payable.
2. Encroachment of billboard located in a Southeasterly portion of the land, over and onto the public way known as S. Archer Avenue by an undefined distance, as disclosed by survey made by Professionals Associated Survey, Inc., Order No. 99-49073, dated September 12, 2006.
3. Encroachment of water meter over and onto the public way known as S. Archer Avenue by and undefined distance, as disclosed by survey made by Professionals Associated Survey, Inc., Order No. 99-49073, dated September 12, 2006.