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Doc#: 1116718062 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/16/2011 04:58 PM Pg: 1 of 7

When Recorded Mail To:

Jeffrey A. Burger
Attorney at law
428 South Courtland Avenue
Park Ridge, Illinois 60068

SPACE ABOVE THIS LINE RESERVED
FOR RECORDER'S USE ONLY

DEED

THIS DEED is made this 15th day of JUNE, 2011, and is from TIME PROPERTIES, INC., an Illinois corporation (the "Grantor"), to PB-SW SFR, LLC, an Illinois limited liability company, and having an office at 70 West Madison Street, Fifth Floor, Chicago, Illinois 60602 (the "Grantee").

The Grantor does hereby SELL, WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all of the Grantor's interest in all of the property described in Exhibit A attached hereto and hereby made a part hereof and situated in the County of Cook and State of Illinois (the "Premises").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the Premises, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estates, rights, titles, interests, claims or demands whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with all hereditaments and appurtenances: TO HAVE AND TO HOLD the said Premises, with the appurtenances, unto the Grantee, its successors and assigns, forever; subject, however, to the title exceptions set forth in Exhibit B attached hereto and hereby made a part hereof.

The Grantor, for itself, and its successors, does covenant, warrant, promise and agree, to and with the Grantee, its successors and assigns, that the Grantor 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 as set forth in Exhibit B, attached hereto and hereby made a part hereof; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, the Grantor WILL WARRANT AND FOREVER DEFEND for the sole and exclusive benefit of the Grantee and its successors and assigns.

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It is the intention of the Grantor to convey the Premises herein described, in lieu of foreclosure. Nevertheless, it is the intention of the parties hereto that the right, title and interest conveyed herein and the interest of The PrivateBank and Trust Company, an Illinois state bank, as successor in interest to Founders Bank (the "Mortgagee"), under that certain Mortgage dated September 21, 2007 and recorded on October 2, 2007 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0727541019 (the "Mortgage"), shall not merge into this Deed and shall not be deemed to have been extinguished by the acceptance and recording of this Deed, but shall be and remain in full force and effect and the Mortgagee shall have the right to proceed to foreclosure or otherwise in accordance with the terms and provisions of the Mortgage.

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

TIME PROPERTIES, INC., an Illinois corporation

By: _____

Krzysztof Karbowski
its President

This instrument was prepared by:

Jeffrey A. Burger
428 South Courtland Avenue
Park Ridge, Illinois 60068

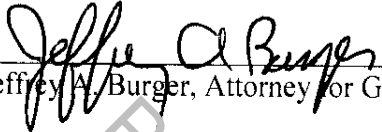
Future Tax Bills should be sent to:

The PrivateBank and Trust Company
70 West Madison Street
Fifth Floor
Chicago, Illinois 60602
Attention: Gregory Bielowicz

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Exempt under Real Estate Transfer Law Sec. 200/31-45 Paragraph L and Cook County Ordinance Section 74-106 Paragraph M.

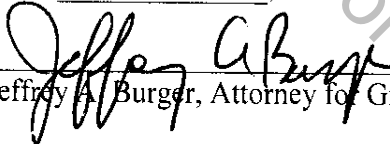
Date: June 15, 2011



Jeffrey A. Burger, Attorney for Grantee

Exempt under Provisions of Paragraph M, Sec. 3-33 of the Chicago Transaction Tax Ordinance.

Date: June 15, 2011



Jeffrey A. Burger, Attorney for Grantee

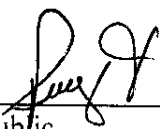
Property of Cook County Clerk's Office

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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, Krzysztof Karbowski, personally known to me to be the President of Time properties, Inc., and 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 on behalf of the corporation, as his free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of June, 2011.



Notary Public

My Commission Expires: 02/14/2012



Property of Cook County Clerk's Office

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EXHIBIT A (to Deed)

LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNITS NO. 202, 203, 401 AND 402 IN THE 1354 WEST AUGUSTA COURT CONDOMINIUM AS DELINEATED ON A SURVEY IN THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4, 14 AND 15 IN BLOCK 14 IN THE ELSTON ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THE COMMERCIAL PROPERTY (DESIGNATED AS COMMERCIAL UNIT 101 AND COMMERCIAL UNIT 102 THEREON AND LEGALLY DESCRIBED IN THAT CERTAIN COMMERCIAL PROPERTY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS DATED MARCH 1, 2007 AND RECORDED MARCH 7, 2007 AS DOCUMENT NO. 0706615045);

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 1354 WEST AUGUSTA COURT CONDOMINIUM RECORDED MARCH 7, 2007 AS DOCUMENT NO. 0706615046, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-4 (ASSIGNED TO UNIT 202), G-7 (ASSIGNED TO UNIT 203), G-2 (ASSIGNED TO UNIT 401) AND G-9 (ASSIGNED TO UNIT 402); BALCONY SPACES L.C.E. 202-B1 (ASSIGNED TO UNIT 202), 203-B1 (ASSIGNED TO UNIT 203), 401-B1 (ASSIGNED TO UNIT 401), 402-B1 AND 402-B2 (ASSIGNED TO UNIT 402); TERRACE SPACES L.C.E. 202-T1 (ASSIGNED TO UNIT 202), 203-T1 AND 203-T2 (ASSIGNED TO UNIT 203); ROOF RIGHTS L.C.E. 401 (ASSIGNED TO UNIT 401) AND 402 (ASSIGNED TO UNIT 402), ALL LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 1354 WEST AUGUSTA COURT CONDOMINIUM RECORDED MARCH 7, 2007 AS DOCUMENT NO. 0706615046.

The address of the Augusta Property is commonly known as 1354-1356 West Augusta Boulevard, Units 202, 203, 401 and 402, Chicago, Illinois 60622.

The Real Property Tax Identification Number are: 17-05-312-017-1003; 17-05-312-017-1004, 17-05-312-017-1006 and 17-05-312-017-1007.

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EXHIBIT B (to Deed)

TITLE EXCEPTIONS TO PREMISES

1. Real estate taxes for the years 2007, 2008, 2009 and subsequent years.
2. Mortgage dated September 21, 2007 and recorded on October 2, 2007 in the Office of the Recorder of Deeds of Cook County as Document No. 0727541019 from Time Properties, Inc. to Founders Bank.
3. Assignment of Rents dated September 21, 2007 and recorded on October 2, 2007 in the Office of the Recorder of Deeds of Cook County as Document No. 0727541020 from Time Properties, Inc., to Founders Bank.
4. Covenants, conditions, and restrictions, contained in the Commercial Property Declaration recorded on March 7, 2007 in the Office of the Recorder of Deeds of Cook County as Document No. 0706615045 separating the commercial space from the remainder of the building which is then submitted to the Condominium Act, together with the right to collect assessments for the common area within the condominium property.
5.
 - (a) Terms, provisions, covenants, conditions, restrictions and options established by the Declaration of Condominium Ownership recorded on March 7, 2007 in the Office of the Recorder of Deeds of Cook County as Document No. 0706615046, as amended.
 - (b) Provisions, limitations, and conditions as imposed by the Illinois Condominium Property Act.

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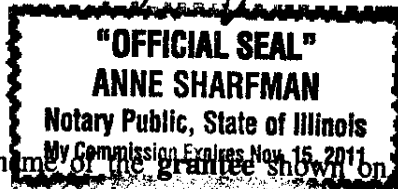
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 16, 2011

Signature: [Handwritten Signature] agent
Grantor or Agent

Subscribed and sworn to before me
By the said Joy Monahan, agent
This 16th day of June, 2011
Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date June 16, 2011

Signature: [Handwritten Signature] agent
Grantee or Agent

Subscribed and sworn to before me
By the said Jeffrey A. Berger, agent
This 16th day of June, 2011
Notary Public [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

