



Doc#: 1117512208 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/24/2011 02:40 PM Pg: 1 of 3

FATIC #  
21521088  
2011

FIRST AMERICAN TITLE

ORDER # \_\_\_\_\_

**SPECIAL WARRANTY DEED**

This Agreement, made this 24 day of May, 2011, between **PB AND J XIII, LLC**, a Limited Liability Company created and existing under and by virtue of the laws of the State of IL, and duly authorized to transact business in the State of Illinois, party of the first part, and

**PORTAGE PARK PROPERTIES, INC**, party of the second part, 4448 N. Orange, Norridge, IL 60706

Witnesseth, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY all the following described real estate, situated in the County of COOK, State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION:

LOTS 34 AND 35 IN BLOCK 1 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

5629-5633 West Irving Park Road, Chicago, Illinois 60634

PIN NO.:

13-20-203-009-0000

**SUBJECT TO:** covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 herditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs 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. His/her/their heirs 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.

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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS



JUN. 19. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000012919

REAL ESTATE TRANSFER TAX
00175.00
FP 103027

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 20. 11

REVENUE STAMP

# 0000012928

REAL ESTATE TRANSFER TAX
00087.50
FP 103028

CITY OF CHICAGO



JUN. 20. 11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0080013094

REAL ESTATE TRANSFER TAX
01837.50
FP 102812

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first party has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

By: [Signature]  
PB AND J XIII, LLC

MARK A. SHEKERJIAN  
AUTHORIZED AGENT OF SOLE MEMBER

State of Illinois )  
County of Cook )

SS.

I, Anna M. Cornwall, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Shekerjian personally known to me to be the Authorized Representative of PARKWAY PB AND J XIII, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Representative, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of May, 2011

[Signature]  
Notary Public

9-8-14  
My Commission Expires



This instrument Prepared by:  
Neil F. Narut  
W3194 McDonald Rd.  
Lake Geneva, WI 53147

Mail to: Portage Park Properties Inc.  
5629-33 W Irving Park Chgo IL 60634

SEND SUBSEQUENT TAX BILLS TO:  
SALE

Exempt under provisions of  
Paragraph \_\_\_\_\_, Section 31-45,  
Real Estate Transfer Tax Act.  
Date 5-24-11  
[Signature]  
Buyer, Seller, or Representative