UNOFFICIAL COMPANIANT

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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

FIRST AMERICAN TITLE

ORDER #_____

SPECIAL WARRANTY DEED

This Agreement, 1... 4'e this 4 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 pa'd 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 LUTICE 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 COCK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

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

PIN NO.:

13-20-203-009-0000

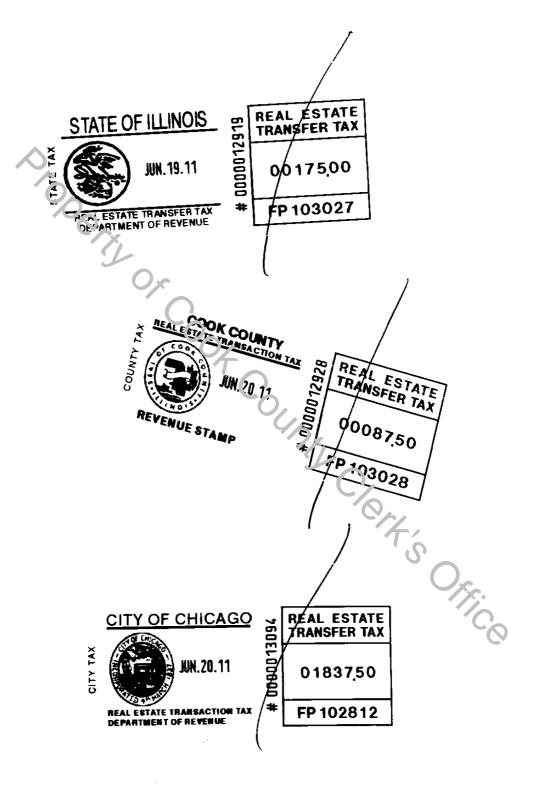
SUBJECT TO: covenants, conditions and restrictions of record so long as they do not intersere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and paynolo at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

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.

rged, S /3/N/S SC /N/T /D

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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:	MARK A. SHEKERJIAN AUTHORIZED AGENT OF SOLE MEMBER
PB AND J XIII, LLC	THE WEIGHT
State of Illimos	
County of COM	SS.
in the State afores aid, DO HEREBY CERTIFY that have me to be the Authorized depresentative of PARKWAY PB	
me to be the same person, whose names are subscribed to this day in person, and severally acknowledged that as such	
delivered the said instrument and caused the corporate seal	
pursuant to authority, given by the Poard of Directors of said	id Corporation as their free and voluntary act,
and as the free and voluntary act and deed of said Corporati	on, for the uses and purposes therein set forth.
Given under my hand and official seal, this 24 H	1_day of May . 2011
Notary Public	
My Commission Expires No. 14 No. 14	ANNA M. CORNWALL OTARY PUBLIC, STATE OF ILLINOIS y Commission Expires 05/06/2014
This instrument Prepared by:	0.
Neil F. Narut	·//
W3194 McDonald Rd. Lake Geneva, WI 53147	0,0
Lake Gelieva, W1 33147	
Mail to: Portage Park Proper 5629-33 W Irving Park	ties Inc. Chas Ii 60634
SEND SUBSEQUENT TAX BILLS TO:	
SEND SUBSEQUENT TAX BILLS TO.	
SAME	
Exempt under properties Paragraph	Section 31-45, fer Tax Act.