

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1117531034 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/24/2011 12:40 PM Pg: 1 of 4

CTI-GTS/22754 PL
LNTD/07/11

THIS INDENTURE, made this 15th day of June, 2011, between **NB PAD HOLDINGS II, LLC**, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, the GRANTOR and

**NORTH STAR TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT
DATED JUNE 16, 2011 AND KNOWN AS TRUST NO. 11-12349**

the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of DIRECTORS of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of ILLINOIS known and described as follows, to wit:

PLEASE SEE A LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record zoning laws and ordinance which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

Permanent Real Estate Index Number(s): 19-13-410-021-0000
Address of Real Estate: 6000-6004 South Talman, Chicago, IL

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 said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her 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 incumbered or charged, except as herein recited. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

S ✓
P ✓
S ✓
SC ✓
INT ✓

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In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by the designated manager(s) of NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company.

NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company

By [Signature]
Benjamin T. Pickel, Manager

CITY OF CHICAGO

CITY TAX



JUN.24.11

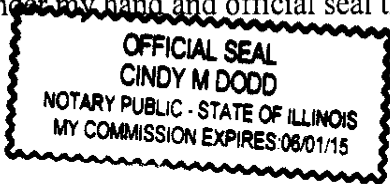
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000001258	REAL ESTATE TRANSFER TAX
	0174300
	FP 102805

STATE OF ILLINOIS)
COUNTY OF COOK)ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin Pickel, personally known to me to be the Manager of WB PAD Holdings II, LLC, an Illinois limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Manager he/she signed and delivered the said instrument as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

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



[Signature] (NOTARY PUBLIC)

This instrument was prepared by: Jeffrey T. Cernek
1701 East Lake Avenue, # 460
Glenview, IL 60025

MAIL TO: SAMUEL A. ORTICELLI
568 S. WASHINGTON
MADERVILLE IL 60540

SEND TAX BILLS TO: CHICAGO DEVELOPMENT GROUP, LLC
614 N. ORDEN AVE.
CHICAGO, IL 60642

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN.24.11

REVENUE STAMP

# 0000009834	REAL ESTATE TRANSFER TAX
	0008300
	FP 102802

STATE OF ILLINOIS

STATE TAX



JUN.24.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012004

REAL ESTATE TRANSFER TAX
0016600
FP 102808

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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STREET ADDRESS: 6000-04 S TALMAN

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 19-13-410-021-0000

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 7 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE
SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office