

UNOFFICIAL COPY



Doc#: 1117841110 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/27/2011 12:40 PM Pg: 1 of 4

PREPARED BY:

Steven L. DeGraff
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

1051 W MADISON ST LLC
307 Dundee Rd,
BARRINGTON HILLS, IL 60010

8852205 DRF 10F1

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 17th day of June, 2011 between **PB IL OREO, LLC**, an Illinois limited liability company, whose address is 120 South LaSalle Street, Chicago, Illinois ("**Grantor**") to and in favor of **1051 W MADISON ST, LLC**, an Illinois limited liability company, whose address is 503 North Marion Street, Oak Park, Illinois 60302 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part 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 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions described as follows: General Real Estate Taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; existing leases and tenancies;

S Y
P 4
S 2
SC X
INT DB

Box 400-CTCC

UNOFFICIAL COPY

public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; building lines and easements, if any.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED FOLLOWS]

Property of Cook County Clerk's Office




JUN. 17. 11

REAL ESTATE TRANSFER TAX
0528000
FP 102801

STATE TAX

STATE OF ILLINOIS



JUN. 21. 11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001540

REAL ESTATE TRANSFER TAX
00660.00
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 21. 11

REVENUE STAMP

0000001552

REAL ESTATE TRANSFER TAX
00330.00
FP 103022

UNOFFICIAL COPY

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

PB IL OREO, LLC,
an Illinois limited liability company

By: **PB Real Estate, LLC,**
an Illinois limited liability company

Its: Sole Member

By: *James Thompson*
Name: **James Thompson**
Its: **Managing Director**

By: *Nancy C. Barrett*
Name: **Nancy C. Barrett**
Its: **Managing Director**

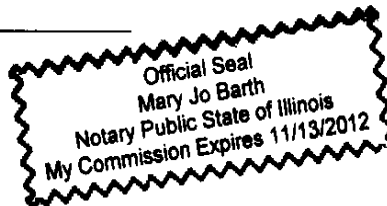
STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *James Thompson* and *Nancy C. Barrett*, personally known to me to be the *Managing Director* of PB REAL ESTATE, LLC, an Illinois limited liability company, the Sole Member of PB IL OREO, LLC, an Illinois limited liability company, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.

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

Mary Jo Barth
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
1051 W. MADISON ST, LLC
503 North Marion Street
Oak Park, Illinois 60302

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 10 AND 11 IN BLOCK 2 IN SUBDIVISION OF BLOCKS 1 TO 9, BOTH INCLUSIVE, IN WALLEN AND PROBST'S ADDITION TO OAK PARK IN THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1047-1051 MADISON STREET, OAK PARK, ILLINOIS 60130

PIN: 16-18-102-001-0000

Property of Cook County Clerk's Office