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Doc#: 1118818014 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/07/2011 12:02 PM Pg: 1 of 6

For Recorder's Use Only

Property of Cook County Clerk's Office
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 23 day of **June, 2011**, between **1954 West Birchwood, LLC**, an Illinois limited liability company ("LLC"), party of the first part, and **PB IL OREO, LLC**, an Illinois Limited Liability Company, **70 West Madison Street, Suite 200, Chicago, Illinois 60602**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of **Ten & 00/100 (\$10.00) Dollars** and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit "A" attached hereto

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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

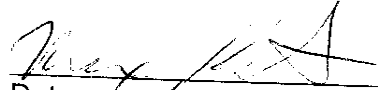
Execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by The PrivateBank and Trust Company with the interest conveyed under this Special Warranty Deed. The PrivateBank and Trust Company, its successors and assigns shall retain and reserve the

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right to foreclose the lien of The PrivateBank and Trust Company's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.


Date: 6-23-11

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, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Those exceptions listed on Exhibit "B" attached hereto.

Permanent Real Estate Number: 11-30-400-011-0000

Address of real estate: 1954 West Birchwood, Chicago, IL 60626

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

**1954 West Birchwood, LLC, an Illinois
Limited Liability Company**

BY: 
Joseph A. Mirro, Manager

This instrument was prepared by:

Stephen J. Pokorny
Pokorny & Marks, LLC
6 W. Hubbard St., #700
Chicago, IL 60654

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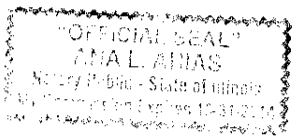
MAIL TO:
Max Kanter
Hinshaw & Culbertson LLP
222 N. LaSalle St., Ste. 300
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Kate Marchi
The PrivateBank and Trust
70 W. Madison, Suite 200
Chicago, IL 60602

STATE OF Illinois)
) SS
 COUNTY OF Cook)

I, Ana L. Anas, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Joseph A. Mirro** personally known to me to be the Manager of **1954 West Birchwood, LLC, an Illinois limited liability company**, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the members of said limited liability company as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of June, 2011.



Ana L. Anas
 Notary Public

Commission expires: 10-31-2014

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Exhibit A Legal Description

THE EAST 30 FEET OF LOT 1, THE EAST 30 FEET OF LOT 2 AND THE EAST 30 FEET OF THE SOUTH 1/2 OF LOT 3 IN BLOCK 7 IN MURPHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 11-30-~~400~~011-0000

Address of real estate: 1954 West Birchwood, Chicago, IL 60626

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EXEMPT UNDER PROVISIONS OF PARAGRAPH M, SEC. 200.1-2 (B-6) OR PARAGRAPH _____, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

6/29/11
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

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Exhibit B Permitted Exceptions

M9. CONSTRUCTION MORTGAGE DATED JANUARY 13, 2004 AND RECORDED FEBRUARY 25, 2004 AS DOCUMENT NO. 0405614115 MADE BY 1954 WEST BIRCHWOOD LLC TO THE PRIVATEBANK AND TRUST COMPANY TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$275,000.00

MORTGAGE MODIFICATION AGREEMENTS RECORDED AS DOCUMENT 0505533031, 0608334013, 0731122076 AND 0829505214 .

N 10. ASSIGNMENT OF RENTS RECORDED FEBRUARY 24, 2005 AS DOCUMENT NO. 0505533032 MADE BY 1954 WEST BIRCHWOOD LLC TO PRIVATEBANK AND TRUST COMPANY.

O 11. ASSIGNMENT OF RENTS RECORDED NOVEMBER 7, 2007 AS DOCUMENT NO. 0731122077 MADE BY 1954 WEST BIRCHWOOD LLC TO THE PRIVATEBANK AND TRUST COMPANY.

H 12. RIGHT OF OWNERS OF LOTS 1, 2 AND THE SOUTH 1/2 OF LOT 3 OF FOREGOING PREMISES TO USE NORTH 10 FEET OF SAID PREMISES FOR ALLEY PURPOSES AS DISCLOSED BY DEED DOCUMENT NUMBER 17366.

W14. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF THE AERIAL WIRES RUNNING ACROSS THE NORTH 4 FEET OF THE EAST 30 FEET OF THE SOUTH 1/2 OF LOT 3 AS DISCLOSED ON THE SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED JUNE 3, 2011 ORDER NO. 2011-15175-001.

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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.

1954 West Birchwood, LLC

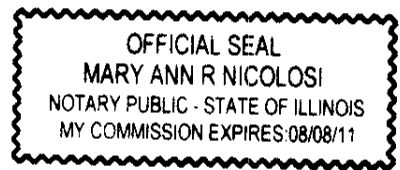
Date: 6-23-11

Signature: BY: [Signature]
Manager

SUBSCRIBED AND SWORN TO BEFORE, My commission expires:
ME BY THE SAID JOSEPH A MIRRO

THIS 23rd DAY OF June,
2011.

Notary Public Mary Ann R. Nicolosi



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 and hold title to real estate under the laws of the State of Illinois.

Date: 6-24-11

Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE, My commission expires:
ME BY THE SAID GRANTEE

THIS 24th DAY OF JUNE,
2011.

Notary Public Jennifer A Jackson



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.]