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Doc#: 1123042073 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Cook County Recorder of Deeds
Date: 08/18/2011 11:01 AM Pg: 1 of 4

PREPARED BY:

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

AFTER RECORDING RETURN TO:

Christopher W. Cramer Erickson Parlinek Peterson Rose 1625 Sherner Poad Northbrook, Illinsis 60062

SPECIAL WARRANTY DEED

THIS INDENTURE, made us of the 11th day of August, 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 NORTH PARK UNIVERSITY, an Illinois not-for-profit corporation, whose address is 3225 West Foster Avenue, Chicago, Illinois 60625 ("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 its 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; building lines and easements; if any, so long as they do not interfere wit the current use and enjoyment of the real estate.

Box 400-CTCC

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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

James Thompson Managing Director

EDMAND COLDER

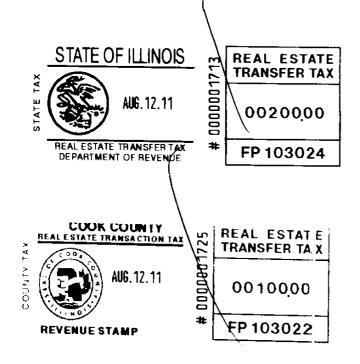
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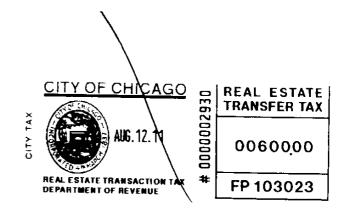
SEND SUBSEQUENT TAX BILLS TO:

North Park University 3225 W. Foster Avenue

Chicago, Illinois Loolo25

EXPECT UNDER IMPRISONS OF PACKET A. SEC. 800, 1 1 B-6) or PACKET , SEC. 200, 1-4 (5) OF THE CUICAGO TRANGACTION TAX ORDINANCE. FOR Buyer





1123042073D Page: 3 of 4

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STATE OF ILLINOIS)	
)	SS.
COUNTY OF COOK	í	
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I, the undersigned, a notary	public	in and for said County, in the State aforesaid, DO
MEREBY CERTIFY	that	James homoson and
Lauren (with the	,	personally known to me to be the
of PB REA	L EST	ATE, LLC, an Illinois limited liability company, the
		Illinois limited liability company, whose names are
		ppeared before me this day in person and severally
		ed the said instrument as their free and voluntary act
and the free and volvatary act of	said lin	nited liability companies, for the uses and purposes
therein set forth.		
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GIVEN under my hand and o	official	seal this day of August, 2011.
STABLE MISSELLE		say 0171agast, 2011.
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Notary Public /		Official Seal
		Mary Jo Barth
		Notary Public State of Illinois
		My Commission Expires 11/13/2012
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		Clarks
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EXHIBIT A

LEGAL DESCRIPTION

LOTS 29 AND 30 IN BLOCK 6 IN NORTH PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST ¼ AND THE SOUTH EAST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

5312 NORTH S. CHICAGO, ILLIN.
13-11-216-029-0000
13-11-216-030-0000

PINS: