



Doc#: 1123042073 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
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 Papinek Peterson Rose
11025 Sherman Road
Northbrook, Illinois 60062

SPECIAL WARRANTY DEED

THIS INDENTURE, made as 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 with the current use and enjoyment of the real estate.

S ✓
P ✓
S ✓
SC ✓
INT ✓

Box 400-CTCC

0A8913349-DA-TWS (343)

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: *EDWARD COLLET*
Name: EDWARD COLLET
Its: MANAGING DIRECTOR

Property of Cook County Clerk's Office

SEND SUBSEQUENT TAX BILLS TO:


North Park University
3225 W. Foster Avenue
Chicago, Illinois 60625

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1
B, SEC. 200, 1-4 (B-6) or PARAGRAPH 1
_____, SEC. 200, 1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE. *for Buyer*


STATE TAX

AUG. 12. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001713
REAL ESTATE TRANSFER TAX
0020000
FP 103024

COUNTY TAX

AUG. 12. 11
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000001725
REAL ESTATE TRANSFER TAX
0010000
FP 103022

CITY TAX

AUG. 12. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002930
REAL ESTATE TRANSFER TAX
0060000
FP 103023

UNOFFICIAL COPY

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
Edward Cusick, personally known to me to be the
 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 ptd day of August, 2011.

Mary Jo Barth
 Notary Public



Cook County Clerk's Office

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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 $\frac{1}{4}$ AND THE SOUTH EAST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5312 NORTH SAWYER AVENUE
CHICAGO, ILLINOIS 60625

PINS: 13-11-216-029-0000
13-11-216-030-0000

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