

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



MAIL TO:
Howard J. Weiss
Ziering & Weiss, P.C.
1416 Techny Road
Northbrook, IL 60062

Doc#: 1126912151 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2011 01:24 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:
808 WEST BARTLETT, LLC
1416 Techny Road
Northbrook, Illinois 60062

THIS Special Warranty Deed, made as of the 15th day of September, 2011, between PB IL OREO, LLC, an Illinois limited liability company, ("Grantor"), and 808 WEST BARTLETT, LLC, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does GRANT, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

PARCEL ONE:

LOT 2 OF WESTGATE COMMONS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION PUD RECORDED SEPTEMBER 22 2005 DOCUMENT 0526545121 AND CERTIFICATE OF CORRECTION RECORDED APRIL 18, 2011 AS DOCUMENT 1111822083 BEING PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR BENEFIT OF PARCEL ONE FOR ACCESS, INGRESS, EGRESS AND PARKING DESCRIBED IN THE DECLARATION DOCUMENT 0620031038 AND ON THE PLAT OF SUBDIVISION DOCUMENT 0526545121.

Tax Parcel Number: 06-34-109-002-0000

Street Address: 808-838 West Bartlett Road, Bartlett, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents,

BOX 333-CT

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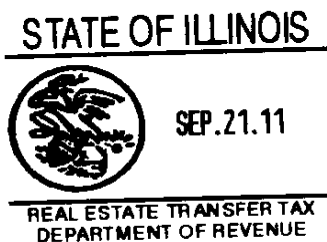
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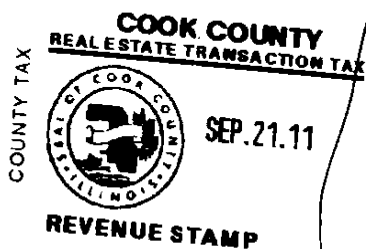
issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee.

And 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 incumbered 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 (a) covenants, conditions and restrictions of record; (b) private, public and utility easements of record and roads and highways, if any, (c) party wall rights and agreements, or any; (d) special taxes or assessments for improvements not yet completed, (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (f) general taxes for the year 2010 and subsequent years including taxes which may accrue by reason of new of additional improvements; and to matters created or arising by parties claiming by, through or under Purchaser (g) the rights of tenants at the Property and (g) matters which would be shown by an accurate survey.

[Signature Page Follows]



# 0000010813	REAL ESTATE TRANSFER TAX
	00940.00
	FP 103032



# 0000010834	REAL ESTATE TRANSFER TAX
	00470.00
	FP 103034

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Directors, the day and year first above written.

PB-IL OREO, LLC,
an Illinois limited liability company

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

By: *Edward Corbett*
Name: Edward Corbett
Its: Managing Director

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James Thompson and Edward Corbett each personally known to me to be a Managing Director of PB IL OREO, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managing Directors, they signed and delivered the said instrument, pursuant to authority given by the said company, as their free and voluntary act, and 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 3rd day of September, 2011.

Mary Jo Barth
Notary Public



[NOTARIAL SEAL]

My Commission Expires:

NAME & ADDRESS OF PREPARER:

John R. Grier, Esq.
The Grier Law Firm
1000 Hillgrove Avenue, Suite 250
Western Springs, Illinois 60558

