

UNOFFICIAL COPY

FIDELITY NATIONAL TITLE

2011439

AFTER RECORDING RETURN TO:



11278120130

Patricia J. Doherty
7536 W 103rd
Palos Hills, IL

Doc#: 1127812013 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/05/2011 08:28 AM Pg: 1 of 3

PERMANENT INDEX NUMBER:

16-31-204-023-0000

PROPERTY ADDRESS:

6525 Stanley
Berwyn, Illinois 60402

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of September 28 2011 between PB-CRE ASSET I, LLC, an Illinois limited liability company, having an address of 70 W. Madison Street, Suite 200, Chicago, Illinois 60602 (the "Grantor"), and 9424-9430 S. RIDGELAND LLC, having an address of 2250 N. Mannheim, Melrose Park, Illinois 60160 (the "Grantee");

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, SELL AND CONVEY unto the Grantee, its successors and assigns, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, and described as follows:

LOT 7 AND LOT 8 (EXCEPT THE WEST 15 FEET OF LOT 8) OF BLOCK 2 OF BOLEN'S RESUBDIVISION OF WOODS SUBDIVISION OF BLOCKS 2 AND 15 IN LAVERGNE SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

BOX 15

Grantor hereby covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

SIGNATURE PAGE FOLLOWS

S Y
P 3
S N
SC Y
INT Y

JK
Collectors Office
\$2600.00

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IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

PB-CRE ASSET I, LLC

By: PB Real Estate, LLC, its sole member

By: *Jane Thompson*
Its: Managing Director

By: *[Signature]*
Its: MANAGING DIRECTOR

STATE OF ILLINOIS)

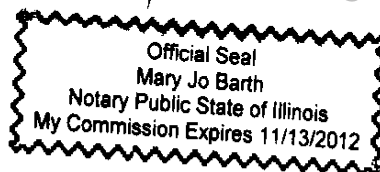
) SS

COUNTY OF COOK)


The undersigned, *Mary Jo Barth*, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *James Thompson* and *[Signature]*, 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 severally acknowledged that they signed and delivered the said instrument as their and voluntary act, on behalf of PB Real Estate, LLC, as the sole member of PB-CRE Asset I, LLC, for the uses and purposes therein set forth.


GIVEN under my hand and official seal this 27th day of September, 2011.

Mary Jo Barth
Notary Public



This instrument was prepared by: H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth, Frankfort, Illinois 60423

STATE OF ILLINOIS		# 0000006752	REAL ESTATE TRANSFER TAX
	SEP. 30. 11		00260.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102809

COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000006741	REAL ESTATE TRANSFER TAX
	SEP. 30. 11		00130.00
	REVENUE STAMP		FP326707

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Exhibit A

Legal Description

LOT 7 AND LOT 8 (EXCEPT THE WEST 15 FEET OF LOT 8) OF BLOCK 2 OF BOLEN'S RESUBDIVISION OF WOODS SUBDIVISION OF BLOCKS 2 AND 15 IN LAVERGNE SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N: 16-31-204-023-0000

Address: 6525 Stanley
Berwyn, Illinois 60402

Property of Cook County Clerk's Office