



Doc#: 1131241116 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/08/2011 12:57 PM Pg: 1 of 4

This instrument was prepared by and  
after recording return to:

Christyl Marsh  
Cohen, Salk & Huvad, P.C.  
630 Dundee Road, Suite 120  
Northbrook, Illinois 60062

Mail subsequent tax bills to:

NB Pad Holdings II, LLC  
c/o Northbrook Bank and Trust Company  
1100 Waukegan Road  
Northbrook, Illinois 60062

For Recorder's Office Use Only

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, is made as of 21st Oct 2011, 2011, by **MMLC Properties, LLC**, an Illinois limited liability company ("Grantor"), having an address at 1754 W. Thorndale Avenue, Chicago, Illinois 60660, in favor of **NB Pad Holdings II, LLC**, an Illinois limited liability company ("Grantee"), having an address c/o Northbrook Bank and Trust Company, 1100 Waukegan Road, Northbrook, Illinois 60062.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt where is acknowledged, and pursuant to authority of the Managers of Grantor, by these presents does remise, release, alien and convey unto Grantee, all of the real estate situated in the County of Cook, State of Illinois, described as follows (the "Real Estate"):

LOT 11 IN HAVERKAMPF AND POPP'S RESUBDIVISION OF LOTS 28 TO 44 INCLUSIVE IN BLOCK 1 IN C. BILLINGS' SUBDIVISION OF THE NORTH 13 ACRES (EXCEPT RAILROAD) OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-35-101-033-0000  
Address: 2312 N. Springfield Avenue, Chicago, Illinois 60647

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 thereon, all improvements, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances to have and to hold the Real Estate as above described.

**BOX 333-CT**



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8827946zc/201139558

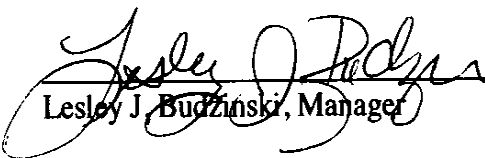
# UNOFFICIAL COPY


And Grantor, for itself, and its successors, covenants, promises and agrees, to and with Grantee, that it has not done or suffered to be done, anything whereby the Real Estate is or may be in any manner encumbered or charged, except as stated in this Special Warranty Deed; and that it will warrant and defend the Real Estate against all persons lawfully claiming, or to claim the same, by, through or under it, **SUBJECT TO:** general real estate taxes not yet due and payable; apartment lease dated June 22, 2010; and acts of Grantee.

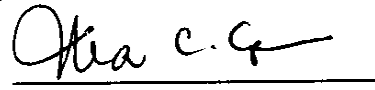
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of 10-21, 2011.

REAL ESTATE TRANSFER	10/26/2011
 	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00
13-35-101-033-0000   20111001601143   47RM0V	

MMLC Properties, LLC, an Illinois limited liability company

By:   
Lesley J. Budzinski, Manager

REAL ESTATE TRANSFER	10/26/2011
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00
13-35-101-033-0000   20111001601143   F6U9PG	

By:   
Mae C. Espina, Manager

**THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE ILLINOIS REVENUE ACT, PURSUANT TO 35 ILCS 200/31-45(l) and the Cook County Transfer Tax under Paragraph M.**

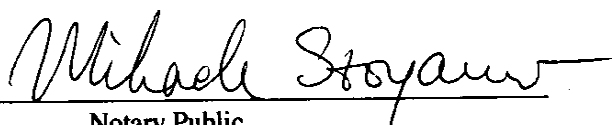
  
Grantor or Grantor's Agent

STATE OF ILLINOIS            )  
  )        SS  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Lesley J. Budzinski and Mae C. Espina, personally known to me as Managers of MMLC Properties, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as such Managers of said limited liability company, pursuant to authority given by the members of said limited liability company, as their own and free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21<sup>st</sup> day of Oct, 2011.

My Commission Expires: 5-19-13

  
Notary Public  
OFFICIAL SEAL  
MIHAELA STOYANOVA  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/19/13

# UNOFFICIAL COPY

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

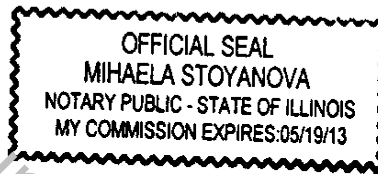
Dated 10-21-11, 2011

MMLC Properties, LLC

By: [Signature] (Grantor or Agent)

Subscribed and sworn to before me by the said grantor this 21<sup>st</sup> day of Oct, 2011.

[Signature: Mihaela Stoyanova]  
(Notary Public)



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.

Dated \_\_\_\_\_, 2011.

NB Pad Holdings II, LLC

By: \_\_\_\_\_ (Grantee or Agent)

Subscribed and sworn to before me by the said grantee this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
(Notary Public)

# UNOFFICIAL COPY

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

Dated \_\_\_\_\_, 2011

MMLC Properus, LLC

By: \_\_\_\_\_ (Grantor or Agent)

Subscribed and sworn to before me by the said grantor this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
(Notary Public)

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.

Dated October 21, 2011.

NB Pad Holdings II, LLC

By: [Signature] (Grantee or Agent)

Subscribed and sworn to before me by the said grantee this 21<sup>st</sup> day of October, 2011.

[Signature]  
(Notary Public)

