

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1133541026 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2011 11:22 AM Pg: 1 of 3

THIS INDENTURE, made this 20th day of October, 2011, between **NB PAD HOLDINGS II, LLC**, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, the GRANTOR and

CORNELIA-ERETZ, LLC, an Illinois Limited Liability Company
the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of ILLINOIS known and described as follows, to wit:

PLEASE SEE A LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility assessments, acts done by or suffered through Buyer; existing leases and tenancies if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing

Permanent Real Estate Index Number(s): 13-23-308-024-0000
Address of Real Estate: 3646 West Comelia, Chicago, IL 60618

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 said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her heirs 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. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

ST 512 3717
3 of 3
New land no alert

30x334

S X
P 3
S N
SC X
INT CB

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In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by the designated manager(s) of, NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company.

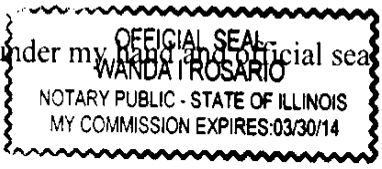
NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company

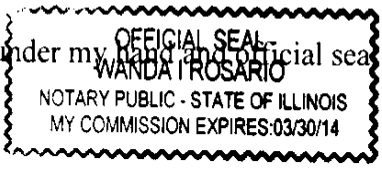
By [Signature]

Benjamin T. Pikel, Manager

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 Benjamin T. Pikel, personally known to me to be the Manager of NB PAD HOLDINGS II, LLC, an Illinois limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Manager he/she signed and delivered the said instrument as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my  official seal this 21st day of October, 2011.




Wanda S. Irosario (NOTARY PUBLIC)



This instrument was prepared by: Jeffrey T. Cernek
1701 East Lake Avenue, # 460
Glenview, IL 60025

MAIL TO: ML VALERIUS
13 Danube Way
Olympia Fields, IL 60461

SEND TAX BILLS TO: CORNELIA-ERETZ, LLC
Laurent Hattchouel
401 W. Broadway Apt 2
New York, N.Y. 10012

REAL ESTATE TRANSFER		11/10/2011
	CHICAGO:	\$2,100.00
	CTA:	\$840.00
	TOTAL:	\$2,940.00

13-23-308-024-0000 | 20111001602459 | ABSJDD

REAL ESTATE TRANSFER		11/10/2011
	COOK	\$140.00
	ILLINOIS:	\$280.00
	TOTAL:	\$420.00

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STREET ADDRESS: 3646 W. CORNELIA

CITY: CHICAGO *Vol 18*

COUNTY: COOK

TAX NUMBER: 13-23-308-024-0000

LEGAL DESCRIPTION:

LOT 16 IN BLOCK 3 IN TURCK'S RESUBDIVISION OF BLOCK 12 IN KILER K. JONES SUBDIVISION OF THE NORTH 120 ACRES OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office