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Doc#: 1136319073 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2011 01:30 PM Pg: 1 of 8

PREPARED BY AND AFTER RECORDING
RETURN TO:

Courtney E. Mayster
MUCH SHELIST
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

The above space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 28 day of December, 2011, by GOLDSTEIN FAMILY LIMITED PARTNERSHIP 3057/3029, an Illinois limited partnership (the "Grantor"), having an address of 3057 North Rockwell, Chicago, Illinois 60618, to PB IL OREO, LLC, an Illinois limited liability company (the "Grantee") having an address of 120 South LaSalle Street, Chicago, Illinois 60603.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the real estate, more particularly described on Exhibit A attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

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 real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said real estate, against all persons lawfully claiming, or to claim the same, by, through or under it, subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof.

Execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by The PrivateBank and Trust Company with the interest conveyed under this Special Warranty Deed. The PrivateBank and Trust Company, its successors and assigns shall retain and reserve the right to foreclose the lien of The PrivateBank and Trust Company's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.



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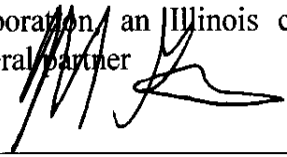
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IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the date first hereinabove written.

GRANTOR:

GOLDSTEIN FAMILY LIMITED PARTNERSHIP 3057/3029, an Illinois limited partnership

By: Daddio Management & Investment Corporation, an Illinois corporation, its general partner

By: 
Michael Goldstein, President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Goldstein, the President of Daddio Management & Investment Corporation, an Illinois corporation, the general partner of **GOLDSTEIN FAMILY LIMITED PARTNERSHIP 3057/3029**, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation and limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of December, 2011.

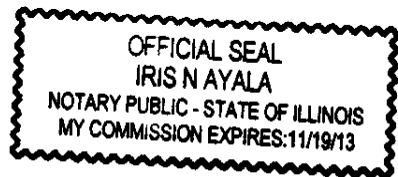

Notary Public

My Commission Expires:

11/19/13

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

PB IL OREO, LLC
120 South LaSalle Street
Chicago, Illinois 60603
Attn: Kathryn A. Marchi



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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

Property Address: 3029 North Rockwell
3057 North Rockwell
Chicago, Illinois 60618

PINS: 13-25-213-007-0000
13-25-213-009-0000
13-25-213-026-0000
13-25-213-027-0000

Property of Cook County Clerk's Office

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EXHIBIT A (CONTINUED)

PARCEL 1:

THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 150 FEET OF SAID LOT 1 THENCE NORTH ALONG THE EAST LINE OF SAID WEST 150 FEET FOR A DISTANCE OF 14.90 FEET; THENCE EAST AT RIGHT ANGLES THERETO 248.33 FEET; THENCE SOUTH ALONG A LINE, HEREINAFTER REFERRED TO AS LINE "A", TO A POINT (HEREINAFTER REFERRED TO AS POINT "A") ON THE SOUTH LINE OF LOT 1 AFORESAID 248.28 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING, ALSO LOT 2 (EXCEPT THE SOUTH 35.0 FEET THEREOF AND EXCEPT THE WEST 150 FEET THEREOF AND EXCEPT THAT PART OF LOT 2 LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT "A" AFORESAID; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF LINE "A" AFORESAID 3.05 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 25 MINUTES 40 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 55.50 FEET TO THE WATERS EDGE OF NORTH BRANCH OF CHICAGO RIVER) ALL IN SUNDMACHER AND GLADES SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET, IN THE SNOW ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 156.83 FEET OF LOT 1 (EXCEPT THE NORTH 0.33 FEET OF THE WEST 282 FEET THEREOF AND EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 150 FEET OF SAID LOT 1; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 150 FEET FOR A DISTANCE OF 14.90 FEET; THENCE EAST AT RIGHT ANGLES THERETO 248.33 FEET; THENCE SOUTH ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A" TO A POINT, HEREINAFTER REFERRED TO AS POINT "A", ON THE SOUTH LINE OF LOT 1 AFORESAID 248.28 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING) ALSO THAT PART OF LOT 2 LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT "A" AFORESAID; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF LINE "A" AFORESAID 3.05 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 25 MINUTES 40 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 55.50 FEET TO THE WATERS EDGE OF NORTH BRANCH OF CHICAGO RIVER, ALL IN SUNDMACHER AND GLADES SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET, IN THE SNOW ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS AND FOR THE MAINTENANCE OF THE EASEMENT PURPOSES OVER, ACROSS AND UPON THAT PART OF LOT 20 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOT 2 IN SUNDMACHER AND GLADE'S SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET IN THE SNOW ESTATE SUBDIVISION LYING IN THE NORTHEAST 1/4 OF

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SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN SAID SUNDMACHER AND GLADES SUBDIVISION OF SAID SOUTHEAST CORNER ALSO BEING ON THE WEST LINE OF LOT 20 IN SAID SNOW ESTATES SUBDIVISION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2, 10.0 FEET; THENCE NORTH 21 DEGREES 45 MINUTES 08 SECONDS EAST, 21.59 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 96.0 FEET, THENCE NORTH 30 DEGREES 12 MINUTES 58 SECONDS WEST, 35.77 FEET TO THE NORTHEAST CORNER OF AN EXISTING BUILDING, THENCE NORTH 64 DEGREES 54 MINUTES 10 SECONDS WEST, 25.00 FEET; THENCE NORTH 50 DEGREES 17 MINUTES 56 SECONDS WEST 24.69 FEET; THENCE NORTH 41 DEGREES 27 MINUTES 20 SECONDS WEST, 93.97 FEET TO A POINT ON A LINE, SAID LINE BEING 243.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 29.35 FEET; THENCE SOUTH 41 DEGREES 27 MINUTES 20 SECONDS EAST, 72.83 FEET; THENCE SOUTH 50 DEGREES 17 MINUTES 56 SECONDS EAST, 20.00 FEET; THENCE SOUTH 65 DEGREES 50 MINUTES 47 SECONDS EAST, 20.09 FEET; THENCE SOUTH 59 DEGREES 46 MINUTES 45 SECONDS EAST, 40.51 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 128.0 FEET; THENCE SOUTH 24 DEGREES 10 MINUTES 27 SECONDS WEST, 21.98 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2 SAID POINT BEING 33.00 FEET EAST OF THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 10 MINUTES 50 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID LOT 20, 38.42 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 89 DEGREES 55 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25, 23.0 FEET TO THE WEST LINE OF SAID LOT 20; THENCE NORTH 0 DEGREES 10 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 20, 38.38 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT MADE BY AMERICAN ENVELOPE COMPANY, CONTAINED IN EASEMENT AGREEMENT DATED FEBRUARY 27, 1987 AND RECORDED APRIL 16, 1987 AS DOCUMENT 87202044.

PARCEL 4:

PERMANENT NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF A TRUCK LOAD AREA, INCLUDING EXCAVATED TRUCK LOADING DOCKS AND FOR INGRESS AND EGRESS AND FOR THE MAINTENANCE OF THE EASEMENT PURPOSE OVER, ACROSS AND UPON THAT PART OF LOT 2 IN SUNDMACHER AND GLADE'S SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET IN THE SNOW ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH 351.0 FEET OF SAID LOT 2, SAID POINT BEING 387.02 FEET EAST OF THE WEST LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 104.45 FEET ALONG THE NORTH LINE OF THE SOUTH 351.0 FEET OF SAID LOT 2 THENCE SOUTH 33 DEGREES 01 MINUTES 47 SECONDS EAST, 6.0 FEET; THENCE SOUTH 69 DEGREES 25 MINUTES 27 SECONDS EAST 8.62 FEET; THENCE SOUTH 58 DEGREES 35 MINUTES 37 SECONDS EAST, 20.00 FEET; THENCE SOUTH 40 DEGREES 11 MINUTES 01 SECONDS EAST 20.0 FEET; THENCE SOUTH 24 DEGREES 17 MINUTES 30 SECONDS EAST, 20.00 FEET; THENCE SOUTH 17 DEGREES 25 MINUTES 58 SECONDS EAST, 20.00 FEET; THENCE SOUTH 27 DEGREES 03 MINUTES 07 SECONDS EAST 20.00 FEET; THENCE SOUTH 37 DEGREES 40 MINUTES 44 SECONDS EAST 23.17 FEET TO A POINT ON A LINE, SAID LINE BEING 243.76 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 183.22 FEET TO THE EAST FACE OF AN EXISTING BRICK

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BUILDING; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 107.19 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT MADE BY AMERICAN ENVELOPE COMPANY CONTAINED IN EASEMENT AGREEMENT DATED FEBRUARY, 27, 1987 AND RECORDED APRIL 16, 1987 AS DOCUMENT 87202044.

PARCEL 5:

PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR MAINTENANCE OF BUILDING ON PARCEL 1 OVER, ACROSS AND UPON THE EAST 237.02 FEET OF THE WEST 387.02 FEET OF THE NORTH 3 FEET OF THE NORTH 6.0 FEET OF THE SOUTH 354.0 FEET OF LOT 2 IN SUNDMACHER AND GLADE'S SUBDIVISION OF PART OF LOT 19, NORTH OF WELLINGTON STREET IN THE SNOW ESTATE SUBDIVISION, LYING IN THE NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT MADE BY AMERICAN ENVELOPE COMPANY CONTAINED IN EASEMENT AGREEMENT DATED FEBRUARY 27, 1987 AND RECORDED APRIL 16, 1987 AS DOCUMENT 87202044.

PARCEL 6:

THE SOUTH 182.61 FEET OF THE NORTH 357.61 FEET OF THE WEST 150 FEET OF LOT 2 IN SUNDMACHER AND GLADES'S SUBDIVISION OF PART OF LOT 19 NORTH OF WELLINGTON AVENUE IN SNOW ESTATE SUBDIVISION N NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

As per schedule B of Chicago Title Insurance
Company Commitment No. A01008866947.

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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 the 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 title to real estate under the laws of the State of Illinois.

Dated 12/21/11

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 28 day of Dec., 2011.

Notary Public: [Signature]



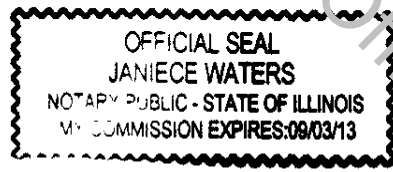
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12.29.11

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 29 day of December, 2011.

Notary Public: [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)