

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1200610044 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2012 12:44 PM Pg: 1 of 3

*CT1-5T51247-EMALLND/972*

THIS INDENTURE, made this 13<sup>th</sup> day of December, 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

**MRR (IV) 1626 W. Fargo, 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:* (a) general real estate taxes for calendar year 2011 and subsequent years; (b) building lines, building laws, ordinances, use or occupancy restrictions; (c) conditions and covenants of record; (d) zoning laws and ordinances; (e) public and utility easements; (f) party wall rights and agreements, if any; (g) acts done or suffered by Purchaser.

Permanent Real Estate Index Number(s): 11-30-412-005-0000  
Address of Real Estate: 1626 West Fargo, Chicago, IL *60626*

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.

*Ray 3/24*

S	<input checked="" type="checkbox"/>
P	<input checked="" type="checkbox"/>
S	<input checked="" type="checkbox"/>
SC	<input checked="" type="checkbox"/>
INT	<input checked="" type="checkbox"/>

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THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS, "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

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.

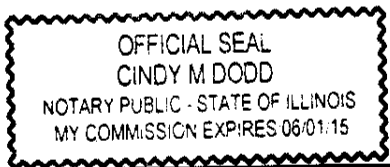
NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company

By [Signature]  
BENJAMIN J. PICKEL, 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 J. Pickel, 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 hand and official seal this 13<sup>th</sup> day of December, 2011.



[Signature] (NOTARY PUBLIC)

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

MAIL TO: MRR (IV) 1626 W. Karlov, LLC  
55 E. Jackson Blvd. #500  
Chgo, IL 60604

SEND TAX BILLS TO:  
MRR (IV) 1626 W. Karlov, LLC  
55 E. Jackson Blvd. #500, Chgo, IL 60604

**UNOFFICIAL COPY****STREET ADDRESS:** 1626 WEST FARGO**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 11-30-412-005-0000**LEGAL DESCRIPTION:****PARCEL 1:**

LOT 4 AND 5 (EXCEPT THE WEST 6-1/2 FEET THEREOF) IN HENRY WHITEKIND'S SUBDIVISION OF BLOCK 1 IN F.H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD AND INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE GRANT OF PERMANENT EASEMENT RECORDED OCTOBER 18, 2006 AS DOCUMENT 0628934112 OVER, UPON AND THROUGH THE WEST 6 AND 1/2 FEET OF LOT 5 IN HENRY WHITEKIND'S SUBDIVISION OF BLOCK 1 OF DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD AND INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

**REAL ESTATE TRANSFER** 01/05/2012**CHICAGO:** \$2,625.00**CTA:** \$1,050.00**TOTAL:** \$3,675.00

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**REAL ESTATE TRANSFER** 01/05/2012**COOK** \$175.00**ILLINOIS:** \$350.00**TOTAL:** \$525.00

11-30-412-005-0000 | 20111201603778 | SZ9BXN