

# UNOFFICIAL COPY

This instrument was prepared by:  
Bruce A. Salk  
Cohen, Salk & Huvar  
630 Dundee Road, Suite 120  
Northbrook, IL 60062

After recording return to:  
Dainius R. Dumbrys  
205 N. Michigan Avenue, Suite 4307  
Chicago, IL 60601

Send subsequent tax bills to:  
South Western 3 LLC  
508 Riverside Place  
Lincolnshire, IL 60069



Doc#: 1201333217 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/13/2012 02:49 PM Pg: 1 of 3

For Office Use Only

SP78 300 PERS 1 of 2

## SPECIAL WARRANTY DEED

**NB PAD Holdings II, LLC**, an Illinois limited liability company ("Grantor"), having an address c/o Northbrook Bank & Trust Company, 1100 Waukegan Road, Northbrook, Illinois 60062, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY unto **South Western 3 LLC**, an Illinois limited liability company ("Grantee"), having an address 508 Riverside Place, Lincolnshire, IL 60069, the real estate situated in the County of Cook, in the State of Illinois, described as follows (the "Real Estate"):

See Exhibit A attached hereto.

PINS:	16-13-203-053-1002	16-13-203-053-1004	16-13-203-053-1005
	16-13-203-053-1006	16-13-203-053-1007	16-13-203-053-1008
	16-13-203-053-1010	16-13-203-053-1011	16-13-203-053-1012

Address: 20-26 S. Western Avenue, Units 202, 204, 301, 302, 303, 304, 402, 403 and 404,  
Chicago, IL 60612

TO HAVE AND TO HOLD, the said premises with the appurtenances for the uses and purposes herein set forth, **subject to**: General real estate taxes and assessments not yet due and payable; condominium assessments not yet due and payable; terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded June 2, 2009 as Document No. 0915310041, as amended from time to time (the "Declaration"); limitations and conditions imposed by the Illinois Condominium Property Act; terms and Conditions of the Urban Renewal Ordinance recorded July 15, 1969 as Document No. 20900204; covenant made by Prairie Bank and Trust Company, as Trustee under Trust Agreement dated September 17, 2002 and known as Trust No. 02-112 and recorded on April 8, 2006 as Document No. 0609627078.

Box 400-CTCC

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has executed this deed as of this 23rd day of December, 2011.


**NB PAD Holdings II, LLC**, an Illinois limited liability company

By:   
Benjamin J. Pickel, a manager

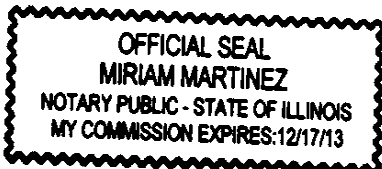
STATE OF ILLINOIS        )  
                                          )    SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Benjamin J. Pickel, personally known to me as a manager of NB PAD Holdings II, 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 he signed, sealed and delivered the said instrument as such manager of said limited liability company, pursuant to authority given by the members of said limited liability company, as his 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 23rd day of December, 2011.

  
Notary Public

My Commission Expires: 12/17/2013



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## Exhibit A

### Legal Description

PINS:	16-13-203-053-1002	16-13-203-053-1004	16-13-203-053-1005
	16-13-203-053-1006	16-13-203-053-1007	16-13-203-053-1008
	16-13-203-053-1010	16-13-203-053-1011	16-13-203-053-1012

Address: 20-26 S. Western Avenue, Units 202, 204, 301, 302, 303, 304, 402, 403, and 404,  
Chicago, IL 60612

UNITS 202, 204, 301, 302, 303, 304, 402, 403, AND 404 IN THE 20 SOUTH WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2, 3, 4, 5, AND 6 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN CLEMENT'S SUBDIVISION OF LOTS 20 TO 24 INCLUSIVE, TOGETHER WITH THE SOUTH 1 FOOT OF ALLEY NORTH OF AND ADJOINING SAID LOT 20, ALL IN WILCOX'S SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 8 IN ROCKWELL'S ADDITION IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0915310041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER 01/12/2012



COOK	\$400.00
ILLINOIS:	\$800.00
<b>TOTAL:</b>	<b>\$1,200.00</b>

16-13-203-053-1002 | 20111201603160 | A9FZ2Z

REAL ESTATE TRANSFER 01/12/2012



CHICAGO:	\$6,000.00
CTA:	\$2,400.00
<b>TOTAL:</b>	<b>\$8,400.00</b>

16-13-203-053-1002 | 20111201603160 | JQR3DA