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This instrument was prepared by:
Kenneth A. Latimer, Esq.
Duane Morris LLP
190 So. LaSalle Street, Ste. 3700
Chicago, IL 60603



Doc#: 1204016042 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2012 12:12 PM Pg: 1 of 7

After Recording, Return to:
MB Financial Bank, N.A.
6111 N. River Road
Rosemont, Illinois 60018
Attn: Thomas Schroeder

8866646
Dall

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12 day of January, 2012, between **ZMA, INC.**, an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and **NCB DEVELOPMENT VII LLC**, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the officers of said company, by these presents does GRANT, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit "A" attached hereto).

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 Grantor, either in law or equity, of, in and to the above described real estate,

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit "B" attached hereto and made a part hereof.

Box 400-CTCC

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This Special Warranty Deed is given by Grantor as a deed in lieu of foreclosure. Grantor acknowledges that it is expressly intended and agreed that the lien and security interest granted by Grantor to MB Financial Bank, N.A., as successor in interest to New Century Bank, pursuant to that certain Mortgage made by Grantor, and recorded on July 26, 2000, in the Cook County, Illinois Recorder's Office as Document No. 00562176, as modified by Modification of Mortgage recorded on December 3, 2005 as Document Number 0534010123, shall remain in full force and effect and shall not merge with the interest acquired hereunder, but shall remain separate, distinct and continuing liens and security interests as therein provided. Grantor hereby agrees that it shall not be released from personal liability for the indebtedness secured by the foregoing except as may be separately provided in a written agreement executed by MB Financial Bank, N.A. in favor of Grantor.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its President the day and year first above written.

Exempt under provisions of Section 31-45, Paragraph (c),
Real Estate Transfer Tax Act (35 ILCS 200/31-45)

11/12/2012 Jerald Wolfe
Date Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH
12, SEC. 200, 1-2 (B-6) or PARAGRAPH
12, SEC. 200, 1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

11/12/12 Jerald Wolfe
DATE BUYER, SELLER REPRESENTATIVE

GRANTOR:

ZMA, INC., an Illinois corporation

By:

Name: Bruce Fogelson

Title: President

REAL ESTATE TRANSFER 02/09/2012



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

14-29-400-069-0000 | 20120101602248 | MWJ57C

REAL ESTATE TRANSFER 02/09/2012



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

14-29-400-069-0000 | 20120101602248 | K9Z4YF

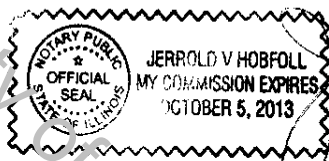
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ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
 COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bruce Fogelson, personally known to be the President of ZMA, INC., an Illinois corporation, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 12th day of January, 2012.



Jerrold V. Hobfoll
 Notary Public

SEND SUBSEQUENT TAX BILLS TO:

c/o MB Financial, N.A.
 6111 North River Road
 Rosemont, Illinois 60018
 Attention: Thomas Schroeder

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Exhibit "A"

Legal Description

PARCEL 1:

THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 19.02 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.83 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 22 IN BROOMWELLS SUBDIVISION OF THE WEST 1/2 OF BLOCKS 10 AND 13 OF CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 22, BEING ALSO A POINT ON THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22, A DISTANCE OF 0.49 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY BRICK BUILDING, COMMONLY KNOWN AS 2733 NORTH LINCOLN AVENUE IN CHICAGO, SAID POINT BEING ALSO 0.29 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SAID BUILDING; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE AND ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 6.56 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF TWO INTERIOR WALLS OF SAID BUILDING, SAID POINT BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE, BEING THE FACE OF AN INTERIOR WALL OF SAID BUILDING, A DISTANCE OF 9.52 FEET TO A CORNER OF THE WALL; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 6.00 FEET TO A CORNER OF THE WALL; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 9.31 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 6.02 FEET TO A CORNER OF THE WALL; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 8.67 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 0.85 FEET TO A CORNER OF THE WALL; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 1.05 FEET TO A CORNER OF THE WALL; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 6.87 FEET TO A CORNER OF THE WALL; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 19.48 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 6.04 FEET TO A CORNER OF THE WALL; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 1.48 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, ALONG THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 7.15 FEET TO A CORNER OF THE WALL; THENCE NORTHERLY ALONG A LINE WHICH MAKES AN ANGLE OF 24 DEGREES 09 MINUTES 18 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE EXTENDED, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 7.82 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 24 DEGREES 09 MINUTES 24 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE EXTENDED, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 17.00 FEET TO A CORNER OF THE WALL; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 20.10

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FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 10.27 FEET TO A CORNER OF THE WALL; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 22.59 FEET TO A CORNER OF THE WALL; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 41.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 19.00 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 28.54 FEET ABOVE CHICAGO CITY DATUM WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 22 IN BROOMWELLS SUBDIVISION OF THE WEST 112 OF BLOCKS 10 AND 13 OF CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 22, BEING ALSO A POINT ON THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22, A DISTANCE OF 0.49 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY BRICK BUILDING, COMMONLY KNOWN AS 2733 NORTH LINCOLN AVENUE IN CHICAGO, SAID POINT BEING ALSO 0.29 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SAID BUILDING; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 48.17 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE ON INTERSECTION OF TWO INTERIOR WALLS OF SAID BUILDING; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING THE FACE OF AN INTERIOR WALL, A DISTANCE OF 22.59 FEET TO A CORNER OF THE WALL; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 4.84 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.40 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF TWO INTERIOR WALLS OF AFORESAID BUILDING, SAID POINT BEING ALSO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTHWESTERLY, ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING THE FACE OF AN INTERIOR WALL, A DISTANCE OF 6.93 FEET TO A CORNER OF THE WALL; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.40 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF TWO INTERIOR WALLS OF AFORESAID BUILDING; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING THE FACE OF AN INTERIOR WALL OF AFORESAID BUILDING, A DISTANCE OF 7.56 FEET TO A CORNER OF THE WALL; THENCE SOUTHWESTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.03 FEET TO A CORNER OF THE WALL; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 7.56 FEET TO A CORNER OF THE WALL; THENCE CONTINUING SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.40 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF TWO INTERIOR WALLS OF AFORESAID BUILDING; THENCE CONTINUING SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING THE FACE OF AN INTERIOR WALL OF AFORESAID BUILDING, A DISTANCE OF 6.93 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING THE FACE OF SAID INTERIOR WALL, A DISTANCE OF 5.03 FEET TO THE POINT OF BEGINNING.

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PARCEL 3:

(PARKING SPACE P-8) THAT PROPERTY AND SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 18.50 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.94 FEET ABOVE CHICAGO CITY DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 22 IN BROOMWELLS SUBDIVISION OF THE WEST 1/2 OF BLOCKS 10 AND 13 OF CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 22; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 22, A DISTANCE OF 2.77 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.99 FEET TO THE NORTHWESTERLY CORNER OF A ONE STORY FRAME GARAGE; THENCE CONTINUING SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.50 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF THE WALLS OF SAID FRAME GARAGE; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.24 FEET TO A POINT ON THE INTERIOR FACE OF A WALL OF SAID FRAME GARAGE; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE SAID INTERIOR FACE OF WALL, A DISTANCE OF 7.75 FEET TO A CORNER OF THE WALL; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.24 FEET TO A CORNER OF THE WALL; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING.

Common Address: 2733 North Lincoln Avenue, Chicago, Illinois *60614*

PIN: 14-29-400-069-0000

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Exhibit "B"

Permitted Exceptions

1. Covenants, (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in instrument recorded July 13, 1998 as Document 98599410 relating to sewer lines (affects underlying land).
2. Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the document recorded April 14, 1999 as Document No. 99359327 which does not contain a reversionary or forfeiture clause.

Amendment recorded August 20, 2001 as document Number 0010766536 to correct legal description of the Commercial Property.