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AFTER RECORDING RETURN TO:

James White 263 Main St Sigar Grove, To GOSSY

PERMANENT INDEX NUMBERS:

15-13-202-004-0000 15-13-202-005-0000

PROPERTY ADDRESS:

7436-40 W. Madison Street Forest Park, Illinois 60120



Doc#: 1208746057 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 03/27/2012 01:29 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of March. 2°, 2012 between PB IL OREO, LLC, an Illinois limited liability company, having an address of 7°. W. Madison Street, Suite 200, Chicago, Illinois 60602 (the "Grantor"), and 7436-40 MADISON STREET, LLC, having an address of 3300 16th Street, Zion, Illinois 60099 (the "Grantee");

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, SELL AND CONVEY unto the Grantee, its successors and assigns, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, and described on Exhibit A attached hereto.

Grantor hereby covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

VILLAGE OF FOREST PARK PROPERTY COMPLIANCE No. 4089

SIGNATURE PAGE FOLLOWS

 COOK
 \$250.00

 ILLINOIS:
 \$500.00

 TOTAL:
 \$750.00

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IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

	By: Managing Director
	By: Its: Hanaging Director
STATE OF ILLINOIS COUNTY OF COOK) SS	
and	, a notary public in and oresaid, DOES HEREBY CERTIFY that personally known to me
to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their and voluntary act, on behalf of PB Real Estate, LLC, as the sole member of PB IL OREO, LLC, for the uses and purposes therein set forth.	
GIVEN under my hand and official seal this <u>JO</u> day of <u>March</u> , 2012.	
Maria & Cnt Notary Public	"OFFICIAL SEAL" DARIA L. COUNTS Notary Public, State of Illinois My Commission Expires 04-08-12

This instrument was prepared by: H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth, Frankfort, Illinois 60423

1208746057 Page: 3 of 3

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Exhibit A

Legal Description

PARCEL 1:

THE EAST 1/2 OF LOT 4 IN BLOCK 2 IN FARLEY'S ADDITION TO HARLEM, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAJ MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 IN BLOCK 2 IN FARLEY'S ADDITION TO HARLEM, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL LIN COMPAGE OFFICE MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

15-13-202-004-0000 15-13-202-005-0000

PROPERTY ADDRESS:

7436-40 W. Madison Street Forest Park, Illinois 60130