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SPECIAL WARRANTY DEED



Doc#: 1209333004 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/02/2012 08:28 AM Pg: 1 of 4

THIS INDENTURE, made as of the 23rd day of March, 2012, between **TALMER BANK AND TRUST SUCCESSOR TO FIRST MICHIGAN BANK, SUCCESSOR TO FIRST BANKING CENTER** ("Grantor"), to and in favor of the **2011 VENTURES, LLC, an Illinois limited liability company** whose

address is 2895 Parkway Court, Galesburg, Illinois 61401 ("Grantee"); WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to his heirs and assigns, FOREVER, all the real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever. 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 premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its senior vice president the day and year first above written.

TALMER BANK AND TRUST SUCCESSOR TO FIRST MICHIGAN BANK SUCCESSOR TO FIRST BANKING CENTER

By: 
Name: John Budyak
Its: Vice President

Box 400-CTCC

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Call 888 342-PT

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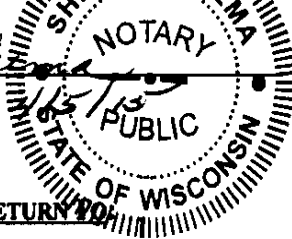
STATE OF WISCONSIN)
)
COUNTY OF WALWORTH)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Budyak, as vice president of Talmer Bank and Trust successor to First Michigan Bank successor to First Banking Center, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such vice president of Talmer Bank and Trust successor to First Michigan Bank successor to First Banking Center, 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 company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of March, 2012.



Notary Public



THIS INSTRUMENT WAS PREPARED BY


Scott H. Kenig, Esq.
Randall & Kenig LLP
455 North Cityfront Plaza Drive
NBC Tower
Suite 2510
Chicago, Illinois 60611



AFTER RECORDING RETURN TO

Marty Deroin, Esq.
Attorney at Law
~~122 South Michigan Avenue~~ 210 S. Clark
Suite 1800 Suite 2025
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

2011 Ventures, LLC
c/o Ramanathan Subramaniam, manager
2895 Parkway Court
Galesburg, Illinois 61401

REAL ESTATE TRANSFER		03/23/2012
	CHICAGO:	\$812.50
	CTA:	\$345.00
	TOTAL:	\$1,207.50
14-29-101-054-1013 20120301601714 1FU56B		

REAL ESTATE TRANSFER		03/23/2012
	COOK:	\$57.50
	ILLINOIS:	\$115.00
	TOTAL:	\$172.50
14-29-101-054-1013 20120301601714 YCGL8N		

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EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:

UNIT NUMBER 1423-C AND PARKING SPACE P-5 IN ALEXANDRIA ON BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 63, 64, 65, 66 AND 67 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7 AND THE NORTH HALF OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER OF LINCOLN AVENUE, IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 4, 2008 AS DOCUMENT NUMBER 0806415043; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF EASEMENT FOR ACCESS RECORDED MARCH 4, 2008 AS DOCUMENT NUMBER 0806415042.

PIN Nos: 14-29-101-054-1013 and 14-29-101-054-1036 for tax year 2010 f/n/a 14-29-101-053-1013 and 14-29-101-053-1036 for tax year 2009.

Commonly known as: 1423 W. Belmont Avenue, Unit C, Chicago, Illinois 60657 and Parking Space P-5.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; existing leases and tenancies if any; all special governmental taxes or assessments confirmed and unconfirmed.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded March 4, 2008 as Document Number 0806415043; as amended from time to time, and limitations and conditions imposed by the Condominium Property Act.
4. Declaration of easement for the purpose of access recorded/filed March 4, 2008 as Document No. 0806415042 affecting the common elements of the land and the terms and provisions contained therein.
5. Easement agreement in favor of Alexandria on Belmont NFP recorded/filed June 12, 2006 as Document Number 0616318068 affecting the land and the terms and provisions contained therein.

Abrogation of easement recorded March 4, 2008 as Document Number 0806415041.