

UNOFFICIAL COPY



Doc#: 1211842030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2012 09:11 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

MAIL TO/

NAME & ADDRESS OF TAXPAYER:

MEM INVESTMENTS, LLC
233 E. Wacker Drive, Apt. 1202
Chicago, IL 60601

THIS Special Warranty Deed, made as of the 30th day of March, 2012, between PB IL OREO, LLC, an Illinois limited liability company, ("Grantor"), and MEM INVESTMENTS, LLC, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does GRANT, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

PARCEL 1:

THE WEST 10 FEET OF LOT 16 AND ALL OF LOT 17 AND LOT 18 (EXCEPT THE WEST 16 FEET THEREOF) IN GAVIGAN'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 20 (EXCEPT THE EAST 6 FEET THEREOF) AND ALL OF LOT 21 IN GAVIGAN'S SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN	Street Address
13-33-116-021-0000	5265 W. Grand Ave., Chicago, IL 60639
13-33-116-023-0000	5255 W. Grand Ave., Chicago, IL 60639

Box 400-CTCC

S Y
P 3
S N
SC Y
INT OK

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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 premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee.

And 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 incumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to (a) covenants, conditions and restrictions of record; (b) private, public and utility easements of record and roads and highways, if any, (c) special governmental taxes or assessments for improvements not yet completed, (d) unconfirmed special governmental taxes or assessments; (e) matters that would be shown by a survey of said premises; (f) general taxes for the year 2011 and subsequent years which are not yet due and payable; (g) matters created or arising by parties claiming by, through or under Grantee; (h) the rights of tenants at the Property and (i) matters created by parties claiming by, through or under Grantee.

[Signature Page Follows]

REAL ESTATE TRANSFER 04/20/2012



CHICAGO:	\$1,987.50
CTA:	\$795.00
TOTAL:	\$2,782.50

13-33-116-021-0000 | 20120301604631 | 7UC4FL

REAL ESTATE TRANSFER 04/20/2012



COOK	\$132.50
ILLINOIS:	\$265.00
TOTAL:	\$397.50

13-33-116-021-0000 | 20120301604631 | 3PZ7BQ

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Directors, the day and year first above written.

PB-IL OREO, LLC,
an Illinois limited liability company

By: [Signature]

Name: EDWARD CORBETT

Its: Managing Director

By: [Signature]

Name: JAMES THOMPSON

Its: Managing Director

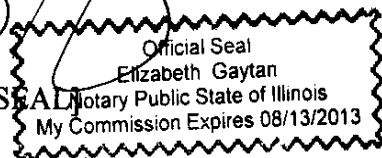
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STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that EDWARD CORBETT and JAMES THOMPSON, each personally known to me to be a Managing Director of PB IL OREO, LLC, an Illinois limited liability company, and 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 acknowledged that as such Managing Directors, they signed and delivered the said instrument, pursuant to authority given by the said company, as their free and voluntary act, and 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 29th day of March, 2012.

[Signature]
Notary Public



[NOTARIAL SEAL]

My Commission Expires:

NAME & ADDRESS OF PREPARER:

John R. Grier, Esq.
The Grier Law Firm
1000 Hillgrove Avenue, Suite 250
Western Springs, Illinois 60558