

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1215612007 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/04/2012 08:47 AM Pg: 1 of 3

STS126378 sk  
10/2

THIS INDENTURE, made this 9 day of March, 2012, between **NB PAD HOLDINGS II, LLC**, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, the GRANTOR and

**Joshua P. Brutzkus and Joseph C. Brutzkus**, AS TENANTS IN COMMON, EACH TO 8704 Keystone, Skokie, IL 60076 *AN UNDIVIDED FIFTY PERCENT INTEREST*

the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of ILLINOIS known and described as follows, to wit:

PLEASE SEE A LEGAL DESCRIPTION ATTACHED HERETO

*SUBJECT TO:* covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any, all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 13-35-101-033-0000  
Address of Real Estate: 2312 N. Springfield, Chicago, IL 60647

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 the said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her heirs 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. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

**BOX 333-CT**

S Y  
P 3  
S N  
SC Y  
INT sk

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THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS, "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by the designated manager(s) of, NB PAD Holdings II, LLC, an Illinois Limited Liability Company.

NB PAD Holdings II, LLC, an Illinois Limited Liability Company

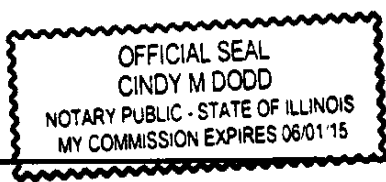
By [Signature]

Benjamin J. Pickel, Manager

STATE OF ILLINOIS )  
COUNTY OF COOK )ss

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 to be the Manager of NB PAD Holdings II, LLC, an Illinois limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Manager he/she signed and delivered the said instrument 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 9<sup>th</sup> day of March, 2012.



[Signature] (NOTARY PUBLIC)

This instrument was prepared by: Jeffrey T. Cernek  
1701 East Lake Avenue, # 460  
Glenview, IL 60025

MAIL TO: Joshua + Joseph Bantzkus  
2312 N. SPRINGFIELD, CHICAGO IL. 60647



SEND TAX BILLS TO:  
Joshua + Joseph Bantzkus  
2312 N. SPRINGFIELD, CHICAGO IL. 60647

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**


**ORDER NUMBER:** 1409 ST5126378 SNC  
**STREET ADDRESS:** 2312 N. SPRINGFIELD AVE  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 13-35-101-033-0000

**LEGAL DESCRIPTION:**

LOT 11 IN HAVERKAMP AND POPP'S RESUBDIVISION OF LOTS 28 TO 44 INCLUSIVE IN BLOCK 1 IN C. BILLINGS' SUBDIVISION OF THE NORTH 13 ACRES (EXCEPT RAILROAD) OF THE WEST HALF OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER	05/17/2012
  <b>COOK</b>	\$115.00
<b>ILLINOIS:</b>	\$230.00
<b>TOTAL:</b>	\$345.00

13-35-101-033-0000 | 20120501602448 | LOACXW

REAL ESTATE TRANSFER	05/17/2012
 <b>CHICAGO:</b>	\$1,725.00
<b>CTA:</b>	\$690.00
<b>TOTAL:</b>	\$2,415.00

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