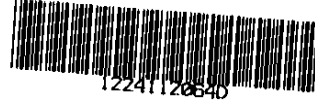


# UNOFFICIAL COPY

**Document Prepared By:**

Justin Newman  
Field and Goldberg, LLC  
10 South LaSalle Street  
Suite 2910  
Chicago, IL 60603



Doc#: 1224112064 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/28/2012 10:31 AM Pg: 1 of 3

10/1  
1508887221 SK 201242294

**Mail Recorded Deed To:**

Phillip I. Rosenthal  
Rosenthal Law Group  
3700 w. Devon Avenue, Suite E  
Lincolnwood, IL 60712

**Mail Tax Bills To:**

Yan Shen  
9933 N Keystone  
Skokie, IL 60076

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **BB DEVELOPMENT X, LLC**, an Illinois limited liability company, of Rosemont, Illinois ("Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto **Chicago Title Land Trust Company**, as Trustee under Trust #8002356993 dated April 19, 2011 ("Grantee"), its successors and assigns, whose address is 171 N. Clark Street, Chicago, Illinois 60601 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, all the following described real estate ("Property") situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 13-11-421-032-1001

Address of Property: 4952 N. Spaulding, Unit G, Chicago, IL 60625

TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as follows: General real estate taxes not due and payable as of the date hereof; covenants, conditions and restrictions of record; public and utility easements; acts done or suffered by or through the Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws.

REAL ESTATE TRANSFER	08/16/2012
CHICAGO:	\$262.50
CTA:	\$105.00
<b>TOTAL:</b>	<b>\$367.50</b>

REAL ESTATE TRANSFER	08/16/2012
COOK:	\$17.50
ILLINOIS:	\$35.00
<b>TOTAL:</b>	<b>\$52.50</b>

S Y  
P 3  
S N  
SC V  
INT W

BBX 333-07

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the 9<sup>th</sup> day of August, 2012.

**BB DEVELOPMENT X, LLC,**  
an Illinois limited liability company

By: [Signature]  
Name: Robert T Anderson  
As: Manager

Property of Cook County Clerk's Office

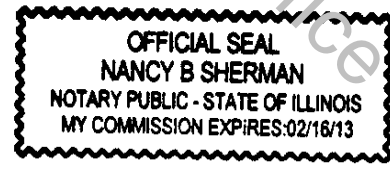
STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert T. Anderson, personally known to me to be a Manager of BB DEVELOPMENT X, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument as his 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 9<sup>th</sup> day of August, 2012.

Commission expires 2/16/2013

Nancy B. Sherman  
NOTARY PUBLIC



# UNOFFICIAL COPY

## EXHIBIT A

UNIT NUMBER 4952-G IN THE ALBANY PARK MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 1 IN COLLINS AND GAUNTLETT'S NORTHWESTERN SUBDIVISION OF THE EAST 1/2 OF BLOCKS 22 AND 27 IN JACKSON'S SUBDIVISION OF SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0527139023, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office