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THIS INSTRUMENT WAS PREPARED BY:
Randy S. Gussis, Esq.
3201 Old Glenview Rd., Ste 301
Wilmette, IL 60091

Doc#: 1225518035 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/11/2012 01:18 PM Pg: 1 of 6

MAIL AFTER RECORDING TO:
Jenner & Block LLP
353 N. Clark Street
Chicago, IL 60654
Attn: Penelope P. Campbell

NEJ: 514328
2015 2/18

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5th day of September, 2012, by SGB Beverly, LLC, an Illinois limited liability company and SGB Beverly II, LLC, an Illinois limited liability company having offices at 3201 Old Glenview Rd., Ste 300, Wilmette, IL 60091 (collectively "Grantor"), to Parkside Portfolio I A, LLC, a Delaware limited liability company, having offices at 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all of Grantor's right, title and interest in and to all and singular easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining to the Property; all right, title and interest of Grantor (whether now or hereafter existing) in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Property or any of it; and all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over and under the Property: TO HAVE AND TO HOLD the Property as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Permanent Real Estate Index Number: 25-18-100-001-0000, 25-18-100-002-0000,
25-18-100-003-0000, 25-18-100-004-0000, 25-18-100-005-0000, 25-18-100-006-0000

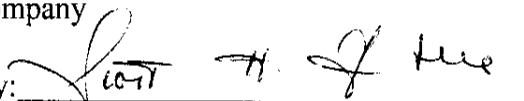
{Shiner/7207/DEE/A0205799.DOCX}

UNOFFICIAL COPYAddress of Real Estate: 2345 W. 103rd Street, Chicago, IL 60643-2423

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

SGB Beverly, LLC, an Illinois limited liability company

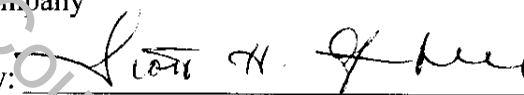
By: 

Name: Scott H. Gendell

Its: Manager


and



SGB Beverly II, LLC, an Illinois limited liability company

By: 

Name: Scott H. Gendell

Its: Manager

REAL ESTATE TRANSFER		09/11/2012
	CHICAGO:	\$56,250.00
	CTA:	\$22,500.00
	TOTAL:	\$78,750.00
25-18-100-001-0000 20120801606113 F392K9		

REAL ESTATE TRANSFER		09/11/2012
 	COOK	\$3,750.00
	ILLINOIS:	\$7,500.00
	TOTAL:	\$11,250.00
25-18-100-001-0000 20120801606113 TZZXWQ		

Mail Future Tax Bills To:
 Parkside Portfolio I A, LLC
 c/o Covington Realty Partners, LLC
 30 S. Wacker Drive, Suite 2750
 Chicago, IL 60606

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STATE OF Illinois)
)
COUNTY OF Cook)

I, Michelle Petrus, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott H. Gendell, manager of SGB Beverly, LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5 day of September, 2012.

Michelle Petrus
Notary Public

Commission Expires: 1/14/14



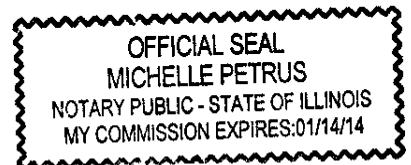
STATE OF Illinois)
)
COUNTY OF Cook)

I, Michelle Petrus, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott H. Gendell, manager of SGB Beverly, LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5 day of September, 2012.

Michelle Petrus
Notary Public

Commission Expires: 1/14/14





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EXHIBIT A LEGAL DESCRIPTION

LOTS 1 TO 6 BOTH INCLUSIVE IN BLOCK 2 IN O. RUETTER AND COMPANY'S BEVERLY HILLS SECOND ADDITION BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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EXHIBIT B PERMITTED EXCEPTIONS

1. Taxes not yet due and payable.
2. The land lies within the boundaries of Special Service Area 20, City of Chicago, recorded as document no. 0435739021.

(Affects Lots 5 and 6)

3. Terms, provisions and conditions contained in Lease by and between SGB Beverly, L.L.C., an Illinois limited liability company (as successor-in-interest to JACOT, Inc., an Illinois corporation), Lessor, and Walgreen Co., an Illinois corporation, Lessee dated February 28, 2002, as assigned to Parkside Portfolio I A, LLC, a Delaware limited liability company, as disclosed by Memorandum of Lease recorded April 1, 2004 as document 0409201221, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Ratification Agreement by and between SGB Beverly, L.L.C., an Illinois limited liability company and Walgreen Co., an Illinois corporation recorded April 7, 2004 as document no. 0409831091.

Subordination, Non-Disturbance and Assignment Agreement by and among Parkside Portfolio I A, LLC, a Delaware limited liability company, and Walgreen Co., an Illinois corporation, and JPMorgan Chase Bank, N.A., a national banking association, dated September __ 2012, recorded September ____, 2012, as Document No. _____

4. Environmental Disclosure Document for Transfer of Real Property recorded November 6, 1991 as document no. 91581946.

(Affects Lot 6)

5. No Further Remediation Letter recorded September 4, 2012 as Document No. 1224856002.

6. Mortgage, Assignment of Rents, Security Agreement and Fixture Filing by and between Parkside Portfolio I A, LLC, a Delaware limited liability company, as mortgagor, and JP Morgan Chase Bank, N.A., a national banking association, as mortgagee, dated September __ 2012, recorded September ____, 2012, as Document No. _____

7. Assignment of Leases and Rents by Parkside Portfolio I A, LLC, a Delaware limited liability company, as assignor, to JPMorgan Chase Bank, N.A., a national banking

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association, as assignee, dated September ____ 2012, recorded September ____, 2012,
as Document No. _____.

Property of Cook County Clerk's Office

