

UNOFFICIAL COPY



Doc#: 1232041029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2012 10:20 AM Pg: 1 of 2

Document Prepared By:

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

Mail Recorded Deed To:

Noreen Linda McInerney
Griffin & Gallagher, LLC
10001 South Roberts Road
Palos Hills, Illinois 60465
#12-0416

Mail Tax Bills To:

McInerney & McBrearty Joint Venture
10900 S. Hamlin Avenue
Chicago, Illinois 60655

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that NCB DEVELOPMENT VII 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 McInerney & McBrearty Joint Venture ("Grantee"), its successors and assigns, whose address is 10900 S. Hamlin Avenue, Chicago, Illinois 60655 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:

LOT 17 (EXCEPT THE WEST 8 INCHES THEREOF), ALL OF LOT 18 AND LOT 19 (EXCEPT THE EAST 8 INCHES THEREOF) IN FORBE'S SUBDIVISION OF PART OF BLOCK 17 ON CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 17-07-228-016-0000; 17-07-228-024-0000; and 17-07-228-027-0000

Address of Property: 1615-1617-1619 West Grand Avenue, Chicago, Illinois 60622

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: Covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any, viable private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable as of the date hereof.

For [Signature]
S E S S I N T

BOX 334 CTR

ATTN# 8917107 (1cell)

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the 25 day of October, 2012.

**NCB DEVELOPMENT VII LLC,
an Illinois limited liability company**

By: [Signature]
Name: Robert T Anderson
Its: 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 NCB DEVELOPMENT VII 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 25 day of October, 2012.

Commission expires 4/26/15

[Signature]
NOTARY PUBLIC

REAL ESTATE TRANSFER	11/01/2012
 CHICAGO:	\$2,400.00
CTA:	\$960.00
TOTAL:	\$3,360.00
17-07-228-016-0000 20121001606477 4M32PQ	



REAL ESTATE TRANSFER	11/01/2012
  COOK	\$160.00
ILLINOIS:	\$320.00
TOTAL:	\$480.00
17-07-228-016-0000 20121001606477 KN20NY	