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Doc#: 1232122047 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2012 09:55 AM Pg: 1 of 4

PREPARED BY:

Robert G. Higgins
55 East Monroe Street
Suite 3300
Chicago, Illinois 60603

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

CTI-8844278 PALLODOR

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **MB782, LLC**, an Illinois limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **BNA HOLDINGS, LLC**, an Illinois limited liability company, ("Grantee"), having an address of 2919 West McLean Avenue, Chicago, Illinois 60647, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in any wise appertaining to the same, subject solely to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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ADDRESS OF REAL ESTATE:

2412 West North Avenue
Chicago, Illinois 60647

PERMANENT TAX IDENTIFICATION NO.:

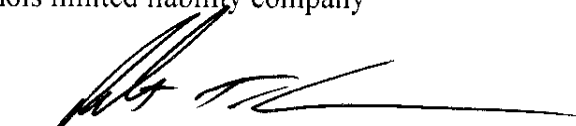
13-36-432-037-0000

IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this 8 day of November, 2012.

GRANTOR:

MB782, LLC,
an Illinois limited liability company

By:


Name: Robert T Anderson
Title: Manager

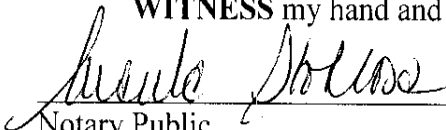
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

On November 8, 2012, before me, Ursula Stoklosa, a Notary Public in and for said County and State, personally appeared Robert T. Anderson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public
My Commission Expires: 4-26-15



RETURN TO:

Adrienne Shreffler
Real Property Law Group, PC
4653 North Milwaukee Avenue
Chicago, Illinois 60630

MAIL TAX BILLS TO:

BNA Holdings, LLC
2919 West McLean Avenue
Chicago, Illinois 60647

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Exhibit "A"

LEGAL DESCRIPTION

LOTS 24 AND 25 (EXCEPT THE WEST 4 INCHES OF THE SOUTH 100 FEET OF LOT 25) IN ROUNDTREE AND HAYES SUBDIVISION OF THE EAST ½ OF BLOCK 8 IN JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE: 2412 West North Avenue
Chicago, Illinois 60647

PERMANENT TAX IDENTIFICATION NOS.: 13-36-432-037-0000

REAL ESTATE TRANSFER		11/14/2012
	CHICAGO:	\$6,600.00
	CTA:	\$2,640.00
	TOTAL:	\$9,240.00
13-36-432-037-0000 20121101601472 EP8RD1		

REAL ESTATE TRANSFER		11/14/2012
	COOK	\$440.00
	ILLINOIS:	\$680.00
	TOTAL:	\$1,120.00
13-36-432-037-0000 20121101601472 LBBM74		

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Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2012 and subsequent years.

Permanent Index No.: 13-36-432-037-0000

2. Existing unrecorded Leases and all rights thereunder of the Lessees and of any person or party claiming by through or under the Lessees.
3. Agreement between Samuel I. Frank and Wife (Owners of Lots 24 and 25 (except the West 4 inches of the South 100 Feet of Lot 25) and Emily F. Clayton and her husband (owners of Lots 26 and 27 and the West 4 inches of the South 100 feet of Lot 25 in Rountree & Hayes Subdivision aforesaid dated December 23, 1918 and recorded December 26, 1918 as Document 6439379) reciting that the 3-story brick building owned and possessed by Emily F. Clayton encroaches upon the land of Samuel I. Frank and the 4-story brick building owned and possessed by Samuel I. Frank encroaches upon the land of Emily F. Clayton; whereby each of said parties grants and demises the other a right of easement for and until and so long as the building now resting upon said lands shall remain and exist thereof.
4. Encroachment of the building located mainly on the land onto the property North and adjoining by approximately 0.05 feet and 0.08 feet, as shown on Plat of Survey Number 337-99 prepared by Samborski, Nattis, Inc. dated November 9, 1999.
5. Encroachment of the sign located mainly on the land onto the property East and adjoining by an undisclosed amount, as shown on Plat of Survey Number 337-99 prepared by Samborski, Mattis, Inc. dated November 9, 1999.