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THIS INSTRUMENT WAS

PREPARED BY:

Michael Z. Margolies
4709 W. Golf Road
Suite 475
Skokie, Illinois 60076



Doc#: 1235234032 Fee: \$50.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/17/2012 09:41 AM Pg: 1 of 7

SPECIAL WARRANTY DEED

THE GRANTOR(s), PNC BANK NATIONAL ASSOCIATION, a national banking association successor in interest to Bank of Buffalo Grove, having an address of c/o PNC Realty Services, Two PNC Plaza, 19th Floor, 620 Liberty Avenue, Pittsburgh, PA 15222 for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **GRANTS** and **CONVEYS** to **BURDEEN FAMILY CORPORATION**, an Illinois corporation **GRANTEE(s)**, having an address of 1148 W. Lake Cook Road, Buffalo Grove, Illinois, its successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD SAID PREMISES FOREVER; and Grantor hereby binds itself and its successors and assigns to **WARRANT AND FOREVER DEFEND** the Property unto Grantee, its successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit "B" attached hereto.

1 AMP 12-17-12

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SCY ✓
INTC ✓

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From the Date of recordation of this Deed and continuing thereafter until the later of (i) ten (10) years after Grantor or any successor or assignee bank permanently discontinues operations on Lot 2 in Burdeen's Resubdivision (being the property adjacent to the premises conveyed hereby), or (ii) or December 31, 2022, the premises conveyed hereby shall not be used for the purpose of conducting or in connection with the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, or other financial services organization, including, without limitation the installation and operation of an automated teller machine or machines, and/or a night depository or safe deposit boxes. Grantee and all subsequent owners of the premises acknowledge that Grantor (or its successor or assignee) shall have the right to enforce the foregoing restrictions by injunctive relief in addition to other rights and remedies available at law or in equity.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Special Warranty Deed as of this 21 day of November, 2012.

PNC BANK, NATIONAL ASSOCIATION,
a national banking association

By: _____

Kathleen A. Taylor, Vice President

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COMMONWEALTH OF PENNSYLVANIA)

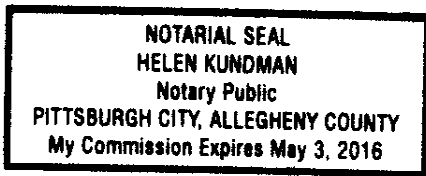
) SS

COUNTY OF ALLEGHENY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kathleen A. Taylor, Vice President of PNC Bank, National Association, 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 she signed, sealed, and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of such Bank for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of November, 2012.

Commission expires May 3, 2016



[Handwritten Signature]

Notary Public

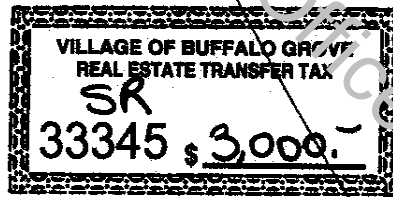
Return to After Recording:

Kevin C. Wille

Law Offices of Alexander Gruzmark

1701 E. Lake Avenue

Glenview, Illinois 60025





Send Subsequent Tax Bills To:

Burdeen's Jewelers Ltd

1148 W. Lake Cook Road

Buffalo Grove, Illinois 60089

REAL ESTATE TRANSFER		12/13/2012
	COOK	\$500.00
	ILLINOIS:	\$1,000.00
TOTAL:		\$1,500.00

03-05-122-043-0000 | 20121101600461 | F6J01X

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EXHIBIT A

Legal Description

LOT 1 IN BURDEEN'S RESUBDIVISION OF HARRIS RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THEREOF RECORDED NOVEMBER 26, 2012 AS DOCUMENT NUMBER 1233139116 IN COOK COUNTY, ILLINOIS.

Street Address: 1177 W. Lake Cook Road, Buffalo Grove, Illinois 60089

PIN: 03-05-122-043-0000

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EXHIBIT B

Title Exceptions

Taxes for 2012 and subsequent years.

1. Possible additional assessments for taxes, either prospective or retroactive, for new construction or for any major improvements, as well as for current year's taxes levied or to be levied and not yet certified.
2. Unrecorded easements, discrepancies, or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose, or which are not shown by the public records.
3. Rights or claims of any parties in possession.
4. Unfiled municipal claims.
5. Easements and rights granted for utilities.
6. Rights, public and private, in and to any portion of the Premises that lies within the right of way of any public street or alley abutting the Premises.
7. Zoning and building laws, ordinances, and regulations.
8. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
9. Terms, conditions and provisions set forth in Grant of Easements recorded February 2, 1981 as Document 25759560.

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10. Terms, conditions and provisions set forth in Grant of Easement recorded June 6, 1984 as Document Number 27117226.
11. Terms, conditions and provisions set forth in Grant of Easement recorded August 1, 1979 as Document Number 25079313.
12. Terms, conditions and provisions contained in Easement Agreement recorded on September 11, 2007 as Document number 0725455007.
13. Covenants, conditions and restrictions contained on Right of Way recorded as Document Number 25690625.
14. 25 Foot Building Line as shown on the Plat of Subdivision recorded as Document Number 24799203.
15. 40 Foot Building Line set forth on Plat of Subdivision recorded as Document Number 24799203.
16. 10 Foot Easement for public utilities and drainage as shown on Plat of Subdivision recorded as Document 24799203.
17. Easement between PNC Bank and Burdeen Family Corporation being recorded substantially concurrently with the recordation of this Deed.
18. Covenants, conditions, restrictions, easements and building lines as shown of public record.
19. From the Date of recordation of this Deed and continuing thereafter until the later of (i) ten (10) years after Grantor or any successor or assignee bank permanently discontinues operations on Lot 2 in Burdeen's Resubdivision (being the property

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adjacent to the premises conveyed hereby), or (ii) or December 31, 2022, the premises conveyed hereby shall not be used for the purpose of conducting or in connection with the business of a commercial bank, savings bank, savings and loan association, credit union or mortgage bank, or other financial services organization, including, without limitation the installation and operation of an automated teller machine or machines, and/or a night depository or safe deposit boxes. Grantee and all subsequent owners of the premises acknowledge that Grantor (or its successor or assignee) shall have the right to enforce the foregoing restrictions by injunctive relief in addition to other rights and remedies available at law or in equity.

3.PNC /Real Estate Deed.Burdeen/3.110512

Property of Cook County Clerk's Office