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Doc#: 1236341060 Fee: \$40.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 12/28/2012 12:11 PM Pg: 1 of 2

PREPARED BY: Steven K. Norgaard Attorney at Law 493 Duane Street, 4th Floor Glen Ellyn, IL 60137 MAIL TAX BILL TO: Alexander Velblum, as trustee

85 Hemlock Lane Highland Park, IL 60035

MAIL RECORDED DEED TO: Karen A. Grad Attorney at Law 5750 Old Orchard Rd., Ste. 129 Skokie, IL 60077

WARRANTY DEED - LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

THE GRANTOR(S), Chicago Avenue West, L.C. an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CON/EYS and WARRANT(S) to Alexander Velblum, not individually, but as trustee of the Alexander Velblum Revocable Trust Agree neat dated September 7, 2001, of 85 Hemlock Lane, Highland Park, Illinois 60035, party of the second part, the following described Real r state, situated in the County of COOK, in the State of Illinois, to wit:

THAT PART OF LOT 1 AND THE EAST 7.65 FEET OF LOT 2 (TAKE. AS A TRACT) IN OSGOOD AND MUIR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SC UTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILI INDIS, DESCRIBED AS FOLLOWS:

COMMERCIAL SPACE 1:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.25 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANF LOCATED 33.46 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF A TRACE DESCRIBED AS FOLLOWS: LOT 1 AND THE EAST 7.65 FEET OF LOT 2 TAKEN AS A TRACT, IN OSGOOD AND MUIR'S SUBDIVISION CHITHE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 5.31 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 48 MINUTES 37 SECONDS MEASURED CLOCKWISE, NORTH TO EAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.64 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2800 W. C. CHICAGO AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIG'1T ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE NORTH, A DISTANCE OF 32.20 FEET; EAST, A DISTANCE OF 2.08 FEET; NGR)H, A DISTANCE OF 33.49 FEET; EAST, A DISTANCE OF 0.52 FEET; NORTH, A DISTANCE OF 4.34 FEET; WEST, A DISTANCE OF 0.33 FEET; NORTH, A DISTANCE OF 6.67 FEET; EAST, A DISTANCE OF 7.38 FEET; NORTH, A DISTANCE OF 0.30 FEET; EAST, A DISTANCE OF 8.14 FEET; SOUTH, A DISTANCE OF 46.85 FEET; WEST, A DISTANCE OF 1.52 FEET; SOUTH, A DISTANCE OF 2.67 FEET; EAST, A DISTANCE OF 1.56 FEET; SOUTH, A DISTANCE OF 9.04 FEET; SOUTHEAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTH TO SOUTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.18 FEET; EAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE NORTHWEST TO EAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.78 FEET: SOUTH, A DISTANCE OF 14.95 FEET; WEST, A DISTANCE OF 22.19 FEET TO THE POINT OF BEGINNING.

AND

AIGF, INC.

COMMERCIAL SPACE 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 19.23 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 33.46 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF A TRACT DESCRIBED AS FOLLOWS: LOT 1 AND THE EAST 7.65 FEET OF LOT 2 TAKEN AS A TRACT, IN OSGOOD AND MUIR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4

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OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1.66 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 44 MINUTES 26 SECONDS MEASURED CLOCKWISE WEST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.62 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF A FOUR STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 2800 WEST CHICAGO AVENUE IN CHICAGO, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE HEREIN, THE FOLLOWING COURSES AND DISTANCES; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE WEST, A DISTANCE OF 22.10 FEET; NORTH, A DISTANCE OF 18.96 FEET; EAST, A DISTANCE OF 1.71 FEET; NORTHEAST ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE WEST TO NORTHEAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.24 FEET: NORTH ALONG A LINE MAKING AN ANGLE OF 143 DEGREES 00 MINUTES 00 SECONDS MEASURED CLOCKWISE SOUTHWEST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 10.00 FEET; EAST, A DISTANCE OF 4.82 FEET; NORTH, A DISTANCE OF 14.37 FEET; WEST, A DISTANCE OF 0.32 FEET; NORTH, A DISTANCE OF 7.06 FEET; EAST, A DISTANCE OF 3.37 FEET; SOUTH, A DISTANCE OF 0.15 FEET, EAST, A DISTANCE OF 7.84 FEET; SOUTH, A DISTANCE OF 7.01 FEET; WEST, A DISTANCE OF 0.30 FEET; SOUTH, A DISTANCE OF 4.05 FEET; LAST, A DISTANCE OF 0.30 FEET; SOUTH, A DISTANCE OF 3.85 FEET; EAST, A DISTANCE OF 2.35 FEET; SOUTH, A DISTANCE OF 36.5% FEET TO THE POINT OF BEGINNING.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 16-01-326-080-0000

Commonly known as: 2800-2802 W. Chicago, A repue, Chicago, IL 60622

In Witness Whereof, said party of the first part has (aused its name to be signed to these presents by its Authorized Member or

28th day of November

Chicago Avenue West, LLC

STATE OF ILLINOIS

)SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CEPTIFY that Peter N. Allen, personally known to me to be the Authorized Member or Manager of Chicago Avenue West, LLC, an Vinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrumen, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

REAL ESTATE TRANSFER

12/03/2012

CHICAGO: CTA: \$825.00 \$330.00

TOTAL:

\$1,155,00

16-01-326-080-0000 | 20121101605766 | 3QXJN9

My commission expires:

OFFICIAL SEAL STEVEN K NORGAARD **NOTARY PUBLIC - STATE OF ILLINOIS**

MY COMMISSION EXPIRES:08/06/15

Notary P

REAL ESTATE TRANSFER

12/03/2012

COOK ILLINOIS:

\$55.00 \$110.00

TOTAL:

\$165.00

16-01-326-080-0000 | 20121101605766 | 5NALCW