

# UNOFFICIAL COPY



WARRANTY DEED  
(LLC TO LLC)

Doc#: 1300722035 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/07/2013 09:26 AM Pg: 1 of 4

1812  
UP  
PK1  
8914506

THIS AGREEMENT, made this 24th day of **November, 2012**, between **S&M Shareholders, LLC/3940 N. Ashland, an Illinois limited liability company**, and **S&M Shareholders, LLC/3942-56 Ashland, an Illinois limited liability company**, both created and existing under and by virtue of the laws of the State of Illinois and both duly authorized to transact business in the State of Illinois, parties of the first part, and **JDB Properties, LLC, an Illinois limited liability company**, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and having its principal place of business at 5059 W. Winnemac, Chicago, Illinois 60630, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said LLCs, by these presents do CONVEY AND WARRANT unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

## SEE ATTACHED EXHIBIT "A"

CT

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the parties of the first part, for themselves, and their successors, do covenant, promise and agree, to and with the party of the second part, its successors and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: General real estate taxes not yet due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances which conform to the present usage of the premises; public utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; month to month lease commencing on November 1,

4

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2011, between Park Ridge Community Bank, an Illinois banking institution, as mortgagee-in-possession, and Subway Real Estate Corp.; Notice of Violation recorded November 1, 2007 as document 0730526097 by City of Chicago, a Municipal Corporation by virtue and authority granted by Chapter 65, Section 5/11-31-1(E) of the Illinois Compiled Statutes (1992), Chapter 13-9 of the Chicago Municipal Code, Building Commissioner, and; proceeding pending in Circuit Court as case number 11 M 1402496 filed September 16, 2011 by the City of Chicago for building violation.

Permanent Real Estate Numbers: 14-19-208-020-0000  
14-19-208-021-0000  
14-19-208-022-0000  
14-19-208-023-0000  
14-19-208-024-0000  
14-19-208-025-0000

Addresses of real estate: 3940 N. Ashland, Chicago, Illinois 60613  
3942-56 Ashland, Chicago, Illinois 60613

IN WITNESS WHEREOF, said parties of the first party have caused their corporate seals to be hereto affixed, and have caused their name to be signed to these presents by their Manager and attested by their Manager's Sole Member, the day and year first above written.

S&M Shareholders LLC/3940 N. Ashland,  
an Illinois limited liability company

S&M Shareholders LLC/3942-56 Ashland,  
an Illinois limited liability company

By: Park Ridge Community Bank, an Illinois  
banking corporation, its Sole Member

By Park Ridge Community Bank, an  
Illinois banking corporation, its Sole Member

By: Thomas E. Carter  
Thomas E. Carter, President

By: Thomas E. Carter  
Thomas E. Carter, President

This instrument was prepared by: Marissa Saltzman, Pokorny & Marks, LLC, 6 West Hubbard Street, Suite 700, Chicago, IL 60654

MAIL TO: PAUL J. KULAS  
2329 W. CHICAGO  
CHICAGO IL 60622

SEND SUBSEQUENT TAX BILLS TO: J&B PROPERTIES, LLC  
2130 W. RICE, #1  
CHICAGO IL 60622

OR RECORDER'S OFFICE BOX NO.

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STATE OF ILLINOIS       )  
   )SS  
 COUNTY OF COOK        )

I, Timothy J. Coyne, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Thomas Carter**, personally known to me to be the President and Secretary of Park Ridge Community Bank, an Illinois banking corporation, 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 severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Members of said LLCs as his free and voluntary act, and as the free and voluntary act and deed of said LLCs, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of NOVEMBER, 2012.



Timothy J. Coyne  
 Notary Public


Commission expires: \_\_\_\_\_


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## EXHIBIT A

PARCEL 1: LOT 7 IN BLOCK 1 IN H.C. BUECHNER'S SUBDIVISION OF BLOCK 1 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER AND THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER AND THE EAST HALF OF THE SOUTH EAST QUARTER) (EXCEPT THAT PART OF SAID LOT 7 CONVEYED TO CITY OF CHICAGO FOR WIDENING ASHLAND AVENUE BY DEED RECORDED MAY 1, 1929 AS DOCUMENT 10356746 IN BOOK 26814 PAGE 154) IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 THROUGH 6, BOTH INCLUSIVE IN BLOCK 1 IN H.C. BUECHNER'S SUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  AND THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  AND THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  THEREOF) LYING WEST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		12/10/2012
	CHICAGO:	\$10,875.00
	ST:	\$4,350.00
	TOTAL:	\$15,225.00
14-19-208-020-0000   20121101605417   TPETFZ		

REAL ESTATE TRANSFER		12/10/2012
 	COOK	\$725.00
	ILLINOIS:	\$1,450.00
	TOTAL:	\$2,175.00
14-19-208-020-0000   20121101605417   531GLX		