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THIS INSTRUMENT PREPARED
BY:

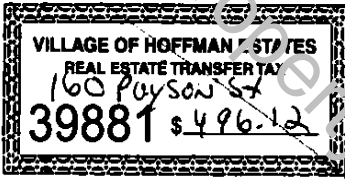
Deborah T. Haddad
HADDAD LAW FIRM LLC
900 North Shore Drive
Suite 270
Lake Bluff, Illinois 60044



Doc#: 1304433100 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2013 01:31 PM Pg: 1 of 3

CTI / DTN
20130418

RECORDER'S USE ONLY



SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 26 day of January 2013, between BFF, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and Christopher J. Kawczynski, ("Grantee"), 160 Payson Street, Hoffman Estates, Illinois, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to Grantee's 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:

LOT 13 IN BLOCK 72 IN HOFFMAN ESTATES V, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE REGISTRAR OF TITLES OFFICE OF COOK COUNTY, ILLINOIS, ON JULY 24, 1957 AS DOCUMENT 1750156 IN COOK COUNTY, ILLINOIS.

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 demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged,

REAL ESTATE TRANSFER	02/04/2013
COOK	\$82.75
ILLINOIS:	\$165.50
TOTAL:	\$248.25



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except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record, building lines and easements, and matters of survey which do not interfere with the use of the Premises.

Permanent Real Estate Index Number: **07-21-204-003-0000**


Address of real estate: **160 Payson Street, Hoffman Estates, Illinois 60060 - 31 2 3**

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:


BFF, LLC, an Illinois limited liability company

By: **NORTH MARK CONSTRUCTION, LLC,
an Illinois limited liability company, Manager**



By: **Julie Pelock**
Its: **Sole Member**

By: **BEL AIR INVESTMENTS, INC.
an Illinois corporation, Manager**



By: **William J. Bellah**
Its: **President**

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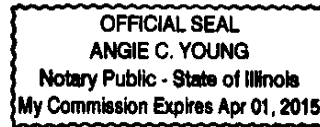
STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Julie Pelock, the Sole Member of North Mark Construction, LLC**, an Illinois limited liability company (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 26 day of January, 2013.

Angie Young

Notary Public



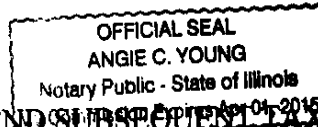
STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **William J. Bellah, the President of Bel Air Investments, LLC**, an Illinois corporation (the "Company"), personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 26 day of January, 2013.

Angie Young

Notary Public



MAIL TO:

Christopher Kawczynski
160 Payson Street
Hoffman Estates, IL 60060

SEND SUBSEQUENT TAX BILLS TO:

Christopher Kawczynski
160 Payson Street
Hoffman Estates, IL 60060

OR RECORDER'S OFFICE BOX NO. _____