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PREPARED BY:

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Doc#: 1305631006 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2013 10:30 AM Pg: 1 of 3

MAIL TAX BILL TO:

Raul Garcia
4419 North Kimball Avenue
Chicago, Illinois 60625

MAIL RECORDED DEED TO:

Kathleen Lane
Attorney at Law
608 S. Washington Street
Suite 207
Naperville, Illinois 60540

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 22 day of Feb, 2013 between **PMG CHICAGO GROUP II, 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, a party of the first part, and **Raul Garcia and Alba Garcia**, husband and wife, as Tenants by the Entirety, whose mailing address is 3123 West Wilson, Chicago, Illinois, collectively the party of the second part **WITNESSETH** that the party of the first part, for and in consideration of Ten 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 managing member of said company, by these presents does REMISE, RELEASE, ALIEN and CONVE into the party of the second part, and to their heirs and assigns, **FOREVER**, all of 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**

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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO

REAL ESTATE TRANSFER 02/22/2013



CHICAGO: \$1,402.50
CTA: \$561.00
TOTAL: \$1,963.50

13-14-225-014-0000 | 20121101603628 | AY6DEM

REAL ESTATE TRANSFER 02/22/2013



COOK \$93.50
ILLINOIS: \$187.00
TOTAL: \$280.50

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HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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, 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:

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be thereto affixed, and has caused its name to be signed to these presents by its managing member, this 22 day of Feb, 2013.

PMG CHICAGO GROUP II, LLC, an Illinois limited liability company

By: [Signature]

Name: Noah Gottlieb

Title: manager

State of Illinois)
)ss:
County of Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Noah Gottlieb personally known to me to be the manager of PMG CHICAGO GROUP II, LLC, an Illinois limited liability company, 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 acknowledged that he signed and delivered the said instrument pursuant to authority given by said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of February, 2013

[Signature]
Notary Public

My Commission Expires:



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EXHIBIT A

Legal Description

LOT 27 IN BLOCK 4 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE SOUTH 665.6 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 4419 NORTH KIMBALL AVENUE, CHICAGO, ILLINOIS 60625
PIN: 13-14-225-014-0000

Property of Cook County Clerk's Office