

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

After Recording Mail to:
Mr. Piotr Styczen
8836 GRAND AVE, LLC
122 S. Maple Avenue
Bloomington, IL 60108



Doc#: 1306755009 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2013 09:49 AM Pg: 1 of 3

Grantee's address and
send subsequent tax bills to:
8836 GRAND AVE, LLC
122 S. Maple Avenue
Bloomington, IL 60108

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

20130616513

THIS INDENTURE, made this 22nd day of February, 2013, between **NB PAD HOLDINGS II, LLC, an Illinois limited liability company**, created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of Illinois, party of the first part, and **8836 GRAND AVE, LLC, an Illinois limited liability company**, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100%) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority granted by said limited liability company, by these presents does GRANT, SELL, CONVEY and WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of **COOK** and the State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the 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 hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

P.I.N.: 012-27-226-025-0000

ADDRESS: 8836 West Grand Avenue, River Grove, Illinois 60171

34

UNOFFICIAL COPY

NB PAD Holdings II, LLC,
an Illinois limited liability company

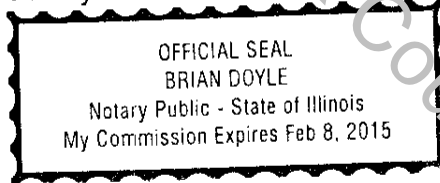
By: *Cindy Bauer*
Cindy Bauer
Its Designated Agent



State of Illinois)
) SS
County of Cook)
Cindy Bauer as Designated Agent

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ~~Brian O'Donovan~~, as ~~Manager~~ of **NB PAD Holdings II, LLC**, an Illinois **limited liability company**, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Senior Vice President, she signed, sealed and delivered the said instrument, pursuant to authority given by said company, as her 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 notarial seal this 22nd day of February, 2013.



Brian Doyle
Notary Public

This instrument was prepared by:

Flores & Mihevc, LLC
707 Lake Cook Road, Suite 220
Deerfield, IL 60015

STATE TAX

STATE OF ILLINOIS MAR.-8.13 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000003509	REAL ESTATE TRANSFER TAX
		00334.00
		FP 103043

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP MAR.-8.13	# 0000003506	REAL ESTATE TRANSFER TAX
		00167.00
		FP 103046

UNOFFICIAL COPY

Exhibit "A"

LEGAL DESCRIPTION

LOT 11 IN BLOCK 6 IN WALTER G. MC INTOSH COMPANY'S RIVER PARK ADDITION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1925 AS DOCUMENT 89449774, IN COOK COUNTY, ILLINOIS.

P.I.N.: 012-27-226-025-0000

ADDRESS: 8836 WEST GRAND AVENUE, RIVER GROVE, ILLINOIS 60171

Property of Cook County Clerk's Office