



Doc#: 1307301143 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2013 02:57 PM Pg: 1 of 3

2/2

THIS INSTRUMENT PREPARED

By:
J. Ryan Potts
BROTSCSCHUL POTTS LLC
230 W. Monroe
Suite 230
Chicago, Illinois 60606

130 384700 117

AFTER RECORDING THIS
SHOULD BE RETURNED TO:

Nisen + Elliott, LLC
Attn: William Walker
200 W. Adams, Suite 2500
Chicago, IL 60606

TAX DOCUMENTS TO:
PRIME EQUITY MANAGEMENT, LLC
900 MICHIGAN AVE
EVANSTON, IL 60202

WARRANTY DEED

THIS INDENTURE, made as of February 28, 2013, from SBT PROPERTIES LLC – SERIES 4213 S. WELLS, an Illinois series limited liability company, having an address of 150 E. Butterfield Road, Elmhurst, Illinois 60126 (“Grantor”), to PRIME EQUITY MANAGEMENT, LLC, an Illinois limited liability company, having an address of 200 W. Adams Street, Suite 2500, Chicago, Illinois 60606 (“Grantee”), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or 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 (collectively, the “Real Property”).

TO HAVE AND TO HOLD the Real Property unto Grantee, and to his successors and assigns in Fee Simple forever.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of all liens and encumbrances except: ~~taxes, easements and liens of record or otherwise.~~ *general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines, and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Property.*

ATGF, INC.

S Y
P 3
S N
SC Y
INTS Y

UNOFFICIAL COPY


EXHIBIT A



LEGAL DESCRIPTION

LOT 56 IN BLOCK 2 IN THE SUPERIOR COURT SUBDIVISION OF LOT 2 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 3/8 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N: 20-04-223-019-0000

PROPERTY ADDRESS: 4213 S. WELLS, CHICAGO, ILLINOIS 60609

REAL ESTATE TRANSFER	02/28/2013
	CHICAGO: \$300.00
	CTA: \$120.00
	TOTAL: \$420.00
20-04-223-019-0000 20130201604289 7KR9RQ	

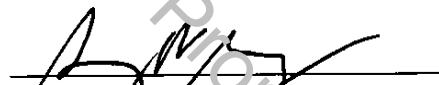
REAL ESTATE TRANSFER	02/28/2013
 	COOK \$20.00
	ILLINOIS: \$40.00
	TOTAL: \$60.00
20-04-223-019-0000 20130201604289 QMP2M1	

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IN WITNESS WHEREOF, said party of the first part has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

GRANTOR:

SBT PROPERTIES LLC – SERIES 4213 S. WELLS, an Illinois series limited liability company



By: Suzanne Armstrong
Its: Authorized Signatory

ACKNOWLEDGEMENT

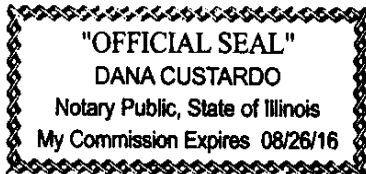
STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT *Suzanne Armstrong*, as authorized signatory of **SBT PROPERTIES LLC – SERIES 4213 S. WELLS**, an Illinois series limited liability company, appeared before me in person and acknowledged that she signed and delivered the foregoing instrument as her free and voluntary act and as the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this 27 day of February, 2013.



Notary Public



My commission expires on 08/26/2016