



Doc#: 1310242073 Fee: \$48.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/12/2013 10:58 AM Pg: 1 of 5

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THIS INSTRUMENT PREPARED BY:

Stephen S. Herseth, Esq.
MB Financial Bank, N.A.
6111 North River Road
Rosemont, IL 60018

AFTER RECORDING, RETURN TO:

Nicholas Fiozza
2234 N. LAKEWOOD AVE
CHgo IL 60614

(Space Above Line for Recorder's Use Only)

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, MB829, LLC, an Illinois limited liability company ("Grantor"), does hereby convey to, Andrew P. Duggan, _____ ("Grantee"), the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 29 day of March, 2013.

GRANTOR:

MB829, LLC
an Illinois limited liability company

By: [Signature]
Name: _____
Title: _____

Box 400-CTCC

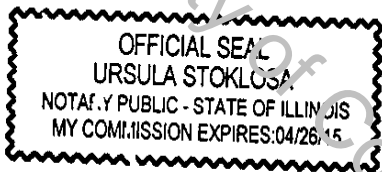
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)


I, Ursula Stoklosa, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Vincent G. Laughlin, the Manager of MB829, LLC, 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 as his/her/their free and voluntary act in his/her/their capacity as Manager, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29 day of March, 2013.





Ursula Stoklosa
 Notary Public

My Commission Expires 4-26-15 {SEAL}

REAL ESTATE TRANSFER	04/01/2013
 CHICAGO:	\$2,565.00
CTA:	\$1,026.00
TOTAL:	\$3,591.00

14-19-408-048-1003 | 20130301603239 | APTAQH

REAL ESTATE TRANSFER	04/01/2013
  COOK	\$171.00
ILLINOIS:	\$342.00
TOTAL:	\$513.00

14-19-408-048-1003 | 20130301603239 | XXZTP1

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 2S AND G-3 IN THE 3516 N. ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 16 AND 17 IN BLOCK 1 (EXCEPTING THEREFROM THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 19) IN L. TURNER'S RESUBDIVISION OF BLOCKS 1, 2, 3, 4, 5 AND 6 IN L. TURNER'S SUBDIVISION OF THE NORTHEAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2008 AS DOCUMENT NO. 0810116045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 3516 North Ashland^{Ave.}, Unit 2S and G-3, Chicago, IL 60657
PIN: 14-19-408-048-1003 and 14-19-408-048-1010

Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2012 & 2013 NOT YET DUE OR PAYABLE.
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 1136104044, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 10, 2008 AND AS DOCUMENT NO. 0810118045 AND RECORDED APRIL 25, 2008 AS DOCUMENT NUMBER 0811622094, AS AMENDED FROM TIME TO TIME; AND

(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
4. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.20 FEET AND LOCATED ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY 0.53 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 051155 PREPARED BY CERTIFIED SURVEY, INC. DATED NOVEMBER 15, 2005.
5. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.05 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 051155 PREPARED BY CERTIFIED SURVEY, INC. DATED NOVEMBER 15, 2005.
6. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 2.03 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 051155 PREPARED BY CERTIFIED SURVEY, INC. DATED NOVEMBER 15, 2005.
7. ENCROACHMENT OF THE PORCH LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.02 FEET AS SHOWN ON PLAT OF SURVEY NUMBER 051155 PREPARED BY CERTIFIED SURVEY, INC. DATED NOVEMBER 15, 2005.
8. ENCROACHMENT OF THE CONCRETE LOCATED MAINLY ON THE PROPERTY SOUTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.40 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 051155 PREPARED BY CERTIFIED SURVEY, INC. DATED NOVEMBER 15, 2005
9. RIGHTS OF UTILITY COMPANIES TO MAINTAIN THE OVERHEAD WIRES LOCATED ALONG THE SOUTHWESTERLY PORTION OF THE PREMISES AS SET

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**FORTH ON THE PLAT OF SURVEY NUMBER 051155 DATED NOVEMBER 15, 2005
PREPARED BY CERTIFIED SURVEY, INC.**

Property of COOK COUNTY
Recorder of Deeds
SCANNED BY _____
County Clerk's Office