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THIS INSTRUMENT PREPARED BY:

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



Doc#: 1314812039 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/28/2013 09:29 AM Pg: 1 of 5

AFTER RECORDING, RETURN TO:

Daniel G. Laurent
assoc. PC
1424 W. Division
Chicago, IL 60642

MAIL TAX BILL TO:

WALTON STREET
BUILDERS, LLC
106 W. CALENDAR CT.
LAGRANGE, IL 60525

(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, **MB869, LLC**, an Illinois limited liability company ("Grantor"), does hereby convey to, **Walton Street Builders, LLC**, an Illinois limited liability company ("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.

Box 400-CTCC

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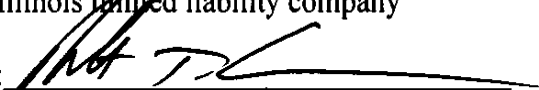
89 3325 D2569


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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 7 day of May, 2013.

GRANTOR:

MB869, LLC
an Illinois limited liability company

By: 
Name: Robert T Anderson
Title: Manager

| REAL ESTATE TRANSFER | | 05/13/2013 |
|---|----------|------------|
|  | CHICAGO: | \$202.50 |
| | CTA: | \$81.00 |
| | TOTAL: | \$283.50 |
| 20-03-309-017-0000 20130401606409 D2WGJ5 | | |

| REAL ESTATE TRANSFER | | 05/13/2013 |
|---|-----------|------------|
|  | COOK | \$13.50 |
|  | ILLINOIS: | \$27.00 |
| | TOTAL: | \$40.50 |
| 20-03-309-017-0000 20130401606409 3MCTK0 | | |

Property of Cook County Clerk's Office

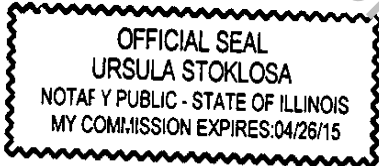
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Ursula Stoklosa, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that ~~Robert T Anderson~~, the Manager of **MB869, LLC**, an Illinois limited liability company, 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 7 day of May, 2013.

Ursula Stoklosa
Notary Public



My Commission Expires 4/26/15 {SEAL}

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EXHIBIT A
Legal Description

ALL OF LOT 10 AND LOT 9 (EXCEPT THE SOUTH 40 FEET $\frac{3}{4}$ INCHES THEREOF)
ALSO THE NORTH 20 FEET $\frac{3}{4}$ INCHES OF THE WEST 45 FEET OF THE SOUTH 40
FEET $\frac{3}{4}$ INCHES OF SAID LOT 9 IN HUBBARDS SUBDIVISION OF THE NORTH 4
ACRES OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE
SOUTHWEST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-03-309-017-0000

Property Address: 4400 South Prairie Avenue, Chicago, IL 60653

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EXHIBIT B
Permitted Exceptions

1. TAXES FOR THE YEAR 2012 & 2013 NOT YET DUE OR PAYABLE.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office