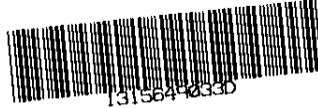


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SPECIAL WARRANTY DEED



Doc#: 1315649033 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2013 01:23 PM Pg: 1 of 5

After Recording Mail to:

FREEDOM TITLE CORPORATION
2260 HICKS ROAD SUITE 415
ROLLING MEADOWS IL 60008

Name and Address of Taxpayer:

FTC 6714175

THIS DEED made this April 10, 2013, between Albany Bank & Trust Company, N.A. ("Grantor") a national association and Vernon Albany LLC, an Illinois limited liability company ("Grantee")

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, warrant and convey unto Grantee the following described real estate situated in Cook County, Illinois:

See Exhibit A attached hereto and made a part hereof

Common Address: 2714 N. Ashland Ave., First Floor, Chicago Illinois

PIN: 14-30-405-079-0000

This deed is executed by Grantor subject to: general real estate taxes for the year 2012 (2nd installment) and subsequent years, zoning and building restrictions and ordinances, covenants and restrictions of record as to use and occupancy, acts done or suffered through Buyer.

ALBANY BANK & TRUST COMPANY, N.A.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 5, SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

By: [Signature]
Its: President

4/10/13 [Signature]
DATE BUYER, SELLER OR REPRESENTATIVE

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named person is 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of April, 2013.

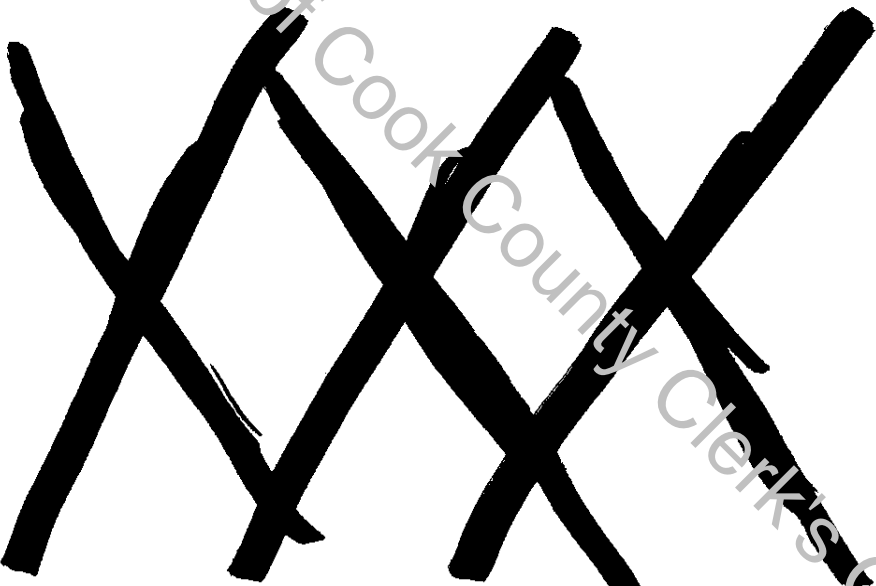
[Signature]
Notary Public



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Prepared by: Brenda Porter Helms, 3400 W. Lawrence Ave., Chicago, IL 60625-5188 - 773-463-6427

Property of Cook County Clerk's Office

A large, thick black 'X' is drawn across the center of the page, crossing over the diagonal watermark text.

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EXHIBIT A

THAT PART OF LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) WHICH LIES ABOVE HORIZONTAL PLANE HAVING AN ELEVATION OF 13.12 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW THE FOLLOWING DESCRIBED AND BOUNDING PLANES:

PLANE 1 (PART OF FULL HIGH CEILING)
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 7.91 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 26.50 FEET AND DESCRIBED AS FOLLOWS:

WEST 38.38 FEET; THENCE NORTH 1.51 FEET; THENCE WEST 3.00 FEET THENCE SOUTH 1.51 FEET; THENCE WEST 0.94 FEET; THENCE SOUTH 0.85 FEET; THENCE WEST 7.66 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 7.44 FEET; THENCE SOUTH 15.23 FEET; THENCE EAST 1.15 FEET; THENCE NORTH 5.16 FEET; THENCE EAST 6.66 FEET; THENCE NORTH 3.40 FEET; THENCE WEST 6.66 FEET; THENCE NORTH 6.97 FEET; THENCE EAST 6.10 FEET; THENCE SOUTH 6.97 FEET; THENCE EAST 3.86 FEET; THENCE NORTH 3.54 FEET; THENCE EAST 15.70 FEET; THENCE SOUTH 1.31 FEET; THENCE EAST 15.72 FEET; THENCE SOUTH 18.71 FEET TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

PLANE 2 (PART OF LOWER CEILING AT EAST ENTRANCE)
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 1.61 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.85 FEET AND DESCRIBED AS FOLLOWS:
WEST 6.30 FEET; THENCE NORTH 18.71 FEET; THENCE EAST 5.79 FEET; THENCE SOUTH 0.88 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 5.44 FEET; THENCE WEST 0.51 FEET; THENCE SOUTH 2.03 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 5.58 FEET; THENCE WEST 0.51 FEET; THENCE SOUTH 1.49 FEET; THENCE EAST 0.51 FEET; THENCE SOUTH 3.29 FEET TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

PLANE 3 (PART OF LOWER CEILING DEFINED BY SOFFIT RUNNING ALONG BUILDING SOUTH WALL) COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG THE SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 2.31 FEET; THENCE NORTH 1.53 FEET TO THE POINT OF BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 24.25 FEET AND DESCRIBED AS FOLLOWS:

WEST 43.98 FEET; THENCE NORTH 1.51 FEET; THENCE WEST 3.00 FEET; THENCE SOUTH 2.36 FEET THENCE EAST 20.38 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.40 FEET; THENCE SOUTH 0.85 FEET; THENCE EAST 12.45 FEET; THENCE NORTH 0.85 FEET; THENCE EAST 1.33 FEET; THENCE SOUTH 0.85 FEET; THENCE EAST 11.42 FEET; THENCE NORTH 0.85 TO THE POINT OF BEGINNING OF THE ABOVE DEFINED PLANE.

PLANE 4 (PART OF CEILING UNDER THE NORTH STAIRWAY LEADING TO SECOND FLOOR)
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) THENCE WEST ALONG SOUTH LINE OF THAT PART OF LOT 4 A DISTANCE OF 57.88 FEET; THENCE NORTH 24.00 FEET; THENCE EAST 15.25 FEET; THENCE SOUTH 6.67 FEET TO THE POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35 FEET; THENCE WEST 6.66 FEET; THENCE SOUTH 0.40 FEET; THENCE WEST 1.15 FEET; THENCE SOUTH 3.00 FEET; THENCE EAST 7.81 FEET; THENCE NORTH 3.40 FEET TO THE PLANE HAVING AN ELEVATION 22.00; THENCE NORTH 7.04 FEET; THENCE EAST 3.30 FEET; THENCE EAST 5.80 FEET DESCENDING TO ELEVATION 16.90; THENCE EAST 5.80 FEET; THENCE EAST 4.10 FEET DESCENDING TO ELEVATION 13.12; THENCE SOUTH 3.50 FEET;

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THENCE WEST 4.10 ASCENDING TO ELEVATION 16.90; THENCE WEST 5.80; THENCE WEST 5.80
ASCENDING TO ELEVATION 22.00; THENCE SOUTH 3.54 FEET; THENCE WEST 3.30 FEET TO THE
POINT OF THE BEGINNING OF THE HORIZONTAL PLANE HAVING AN ELEVATION OF 25.35 ALL IN
J.F. HAYNE'S ADDITION TO CHICAGO, IN THE EAST ½ OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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STATEMENT BY GRANTOR AND GRANTEE

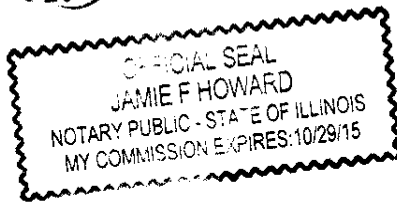
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 4/16/2013

[Signature]
Signature

Subscribed to and sworn before me this 16 day of April 2013

[Signature]
Notary Public



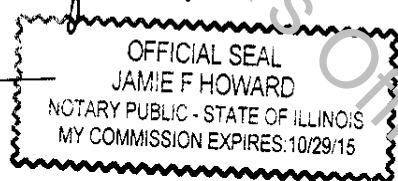
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to hold title to real estate under the laws of the State of Illinois.

Dated: 4/16/2013

[Signature]
Signature

Subscribed to and sworn before me this 16 day of April 2013

[Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)