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Doc#: 1317522033 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/24/2013 11:00 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

MAIL TO:

Peter N. Weil
Peter N. Weil & Associates
175 Olde Half Day Road, Suite 134
Lincolnshire, IL 60069

NAME & ADDRESS OF TAXPAYER:

Great Anchor Enterprises, Inc.
c/o Zhengming Lei
3150 W. 36th Place
Chicago, IL 60632

THE GRANTOR(S), Tricon III, Ltd., an Illinois corporation, of Chicago, County of Cook, State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Director(s) of Grantor, grants, bargains and sells to Great Anchor Enterprises, Inc., an Illinois corporation, whose address is: 3150 W. 36th Place, Chicago, IL 60632, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Subject only to the following, if any: (a) covenants, conditions and restrictions of record, if any, provided that they do not interfere with Purchaser's intended use of the real estate as an industrial manufacturing facility with offices; (b) building lines, public and utility easements, and roads and highways, if any, and, (c) general taxes for the year 2012 and subsequent years.

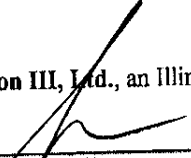
Permanent Index Number(s): 16-36-305-005-0000 and 16-36-305-011-0000.

Property Address: 3150 W. 36th Place, Chicago, IL 60632 and 3129 W. 36th Street, Chicago, IL 60632. - 2303

TO HAVE AND TO HOLD the Real Estate in fee simple, together with all and singular the rights, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Real Estate unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Dated this 24th day of Aug, 2013.

Tricon III, Ltd., an Illinois corporation

By:  (SEAL)
Its: Herman Hertsberg, President

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STATE OF ILLINOIS }
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tricon III, Ltd., an Illinois corporation, by its President, Herman Hertsberg, personally known to me to be the President of said company and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such officer, he signed, sealed and delivered the instrument, pursuant to authority given by the company, as his free and voluntary act, and as the free and voluntary act of said company, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20th day of May, 2013.



NOTARY PUBLIC

My Commission expires _____



COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Charles A. Semmelhack
Howard & Howard Attorneys PLLC
200 South Michigan Avenue
Suite 1100
Chicago, IL 60604

REAL ESTATE TRANSFER 05/29/2013
CHICAGO: \$8,250.00
CTA: \$3,300.00
TOTAL: \$11,550.00
16-36-305-005-0000 | 20130501602248 | SCN4NE

REAL ESTATE TRANSFER 05/29/2013
ILLINOIS: \$550.00
TOTAL: \$1,100.00
16-36-305-005-0000 | 20130501602248 | B5AF5J

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STREET ADDRESS: 3129 W 36TH STREET

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 16-36-305-005-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 34 TO 46, BOTH INCLUSIVE, IN BLOCK 6 IN ADAM SMITH SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 17 TO 23 BOTH INCLUSIVE, IN BLOCK 6 IN ADAM SMITH SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE 16 FEET EAST WEST ALLEY LYING SOUTH AND ADJOINING LOTS 17-23, INCLUSIVE, ALL IN BLOCK 6 IN ADAM SMITH SUBDIVISION AFOREMENTIONED.

Property of Cook County Clerk's Office