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PREPARED BY AND AFTER RECORDING RETURN TO:

Ginsberg Jacobs LLC 300 South Wacker Drive, Suite 2750 Chicago, Illinois 60606 Attention: Thomas M. Lombardo, Esq.

O COL

Doc#: 1331610068 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 11/12/2013 11:52 AM Pg: 1 of 5

The above space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 7th day of November, 2013, by **2240 WEST ARMITAGE LLC**, an Illinois limited liability company (the "<u>Grantor</u>"), having an address of 1136 South Delano Court, Unit 621, Chicago, !!inois to **NCB Development XXXI LLC**, an Illinois limited liability company (the "<u>Grantee</u>") having an address of 6111 North River Road, Rosemont, Illinois 60018.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit A attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof.

Execution, delivery and acceptance of this Special Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by Grantee with the interest conveyed under this Special Warranty Deed. The Grantee, its successors and assigns shall retain and reserve the right to foreclose the lien of Grantee's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Special Warranty Deed.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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IN WITNESS WHEREOF, the parties have executed this Special Warranty Deed as of the date first hereinabove written.

GRANTOR:

	2240 WEST ARMITAGE LLC, an Illinois
	limited liability company \
	By: /www.
	Name: Laura/Dantuma
	Title: Manager
	Yang () Vumar
	LAURA C. DANTUMA, as Trustee of the
7 0-	Laura C. Dantuma Living Trust dated
	<i>/</i> ~
	December 19, 2001, its Sole Member
200	Suna Clastuna
9,5	LAURA C. DANTUMA, individually
STATE OF ILLINOIS)	
) SS: O/	
COUNTY OF ()	
	0,
	10 1 0 1 1 1 1 1 1

I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Laura Dantuma, the Manager of **2240 WEST ARMITAGE LLC**, an Illinois limited liability company, 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 free and voluntary act, and the free and voluntary act of the limited liability companies and corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this (10 day of November 2013.

My Commission expires:

8012016

Notary Public

SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:

NCB DEVELOPMENT XXXI LLC

c/o MB Financial Bank, N.A.

6111 North River Road 60018 Attention: Dustin Ackman Rosemont, 16 60018

"OFFICIAL SEAL
Maria Gomez
Notary Public, State of Illinois
My Commission Expires August 1, 2016

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.

Special Warranty Deed - Signature Page

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

UNITS 2240, P-7 AND P-16 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEST ARMITAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010295271, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS:

14-31-137-047-1014

14-31-137-047-1021

14-31 127-047-1030

unit 2240

ADDRESS:

2240 West Armitage Avenue, Chicago, Illinois 60647

0 West Armitage	Avenue, Chica	go, Illinois 6
OLAL LOTAIC IN	ANSFER	11/08/2013
All District	CHICAG):	\$0.00
and A	CTA:	\$0.00
	TOTAL:	\$0.00
14-31-137-047-	1014 201310016070	68 8S97V

\$0.0c We Control COOK ILLINOIS: TOTAL:

14-31-137-047-1014 | 20131001607068 | X5A2R5

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1. Rights or claims of parties in possession not shown by the public records.
- 2. Easements, or claims of easements, not shown by the Public Records.
- 3. General real estate taxes for the year(s) 2013 and subsequent years.
- 4. Mortgage Jated April 11, 2007 and recorded April 20, 2007 as document 0711011092, made by 2240 West Armitage LLC, to New Century Bank, to secure an indebtedness in the amount of \$582,000.00, and the terms and conditions thereof. Modification of Mortgage recorded June 24, 2008 as document 0817618042.
- 5. Security interest of New Century Bank, secured party, in certain described chattels on the land as disclosed by Financing Statement naming 2240 West Armitage LLC, as debtor, and recorded April 20, 2007 as document 0711011093.
- 6. Assignment of Rents made by 2240 West Armitage LLC to New Century Bank recorded April 20, 2007 as document 0711011094.
- 7. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded April 12, 2001 as document 0010295271, as amended from time to time.
- 8. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded November 2, 1999 as document 03029031. (Affects common elements)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 do business or acquire title to real estate under the laws of the State of Illinois.

GRANTOR OR AGENT:

Dated: November 1, 2013

Subscribed and sworn to before me this day of November, 2013

My Commission Expires: 827

RY PUBLIC, STATE OF ILLINOIS 64/27/2016 bmmission Expires

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 eit ier a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and no'd 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 do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

Dated: November 1, 2013

Name:

Subscribed and sworn to before me this _______ day of November, 2013

My Commission Expires: 11/29/201

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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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)