



Doc#: 1404139051 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/10/2014 01:10 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INSTRUMENT is made as of the 7<sup>th</sup> day of February, 2014 between **PB IL ORO, LLC, an Illinois limited liability company**, of 70 W. Madison Street, Suite 200, Chicago, Illinois 60602 ("Grantor") and **Anjuman-E-Saifee, Chicago, an Illinois not-for-profit corporation**, of 20 Executive Court, Suite 1, South Barrington, Illinois 60010 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to his successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

THE SOUTHERLY 4.38 FEET, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES OF LOT 5, TOGETHER WITH THE NORTHERLY 140.62 FEET AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES OF LOT 6, ALL IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33, PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



PIN: 02-34-300-050-0000

Commonly known as: 2227 Hammond Drive, Schaumburg, Illinois 60173

Together with all and singular the 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 above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and his successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
23838  
L40.00  
\$ 10.

REAL ESTATE TRANSFER		02/07/2014
	COOK	\$220.00
	ILLINOIS:	\$440.00
	TOTAL:	\$660.00
02-34-300-050-0000   20140101605074   BF2691		

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

PB IL OREO, LLC, an Illinois limited liability company

By: [Signature]  
Name: Joseph M. Geisel  
Title: Managing Director

By: [Signature]  
Name: John Berghorst  
Title: Managing Director

STATE OF IL )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Joseph Geisel, a Managing Director of PB IL OREO, LLC, and 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 own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal on this 1<sup>st</sup> day of February, 2014.

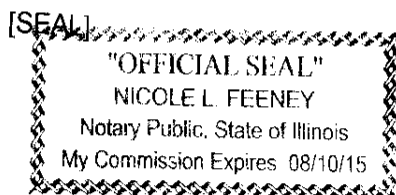


[Signature]  
Notary Public  
My commission expires: 8/10/15

STATE OF IL )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that John Berghorst, a Managing Director of PB IL OREO, LLC, and 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 own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and notarial seal on this 4<sup>th</sup> day of February, 2014.



[Signature]  
Notary Public  
My commission expires: 8/10/15

# UNOFFICIAL COPY

This document was prepared by:

Wendy M. Reutebuch  
CARLSON DASH, LLC  
216 S. Jefferson Street, Suite 504  
Chicago, Illinois 60661

After recording mail to:

Anjuman-E-Saifee, Chicago  
c/o American Real Estate  
20 Executive Court, Suite 1  
South Barrington, Illinois 60010

Send subsequent tax bills to:

Anjuman-E-Saifee, Chicago  
c/o American Real Estate  
20 Executive Court, Suite 1  
South Barrington, Illinois 60010

PROPERTY OF Cook County Clerk's Office