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This document was prepared by:

Kristin L. Dunlap, Esq. Horwood Marcus & Berk Chartered 500 W. Madison, Suite 3700 Chicago, Illinois 60661 Doc#: 1406434044 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/05/2014 01:42 PM Pg: 1 of 4

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SPECIAL WARRANTY DEED

SP ROSCOE, LLC at Illinois limited liability company, having an address of 400 North LaSalle Street, Suite 805, Chicago, IL 60654 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by TBS ROSCOE II, LLC. an Illinois limited liability company, having an address of 3754 N. Southport Avenue, Chicago, Illinois 60613 ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor hereby WARRANTS AND CONVEYS to Grantee, all of the following described real estate situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"); subject, however, to those matters described in Exhibit B attached hereto and read a part hereof for all purposes.

Together with all and singular the hereditaments and appartenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof: TO HAVE AND TO HOLD the Property, with the appurtenances thereto, unto Grantee and its successors and assigns.

Grantor, for itself, and its successors, does covenant, promise and agree, to WARRANT AND FOREVER DEFEND all and singular the Property 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.

[SIGNATURE PAGE TO FOLLOW]

CHICAGO: \$30,000.00

CTA: \$12,000.00

TOTAL: \$42,000.00

14-21-304-022-0000 | 20140201602079 | 2MABNR

REAL ESTATE TRANSFER		02/13/2014
	СООК	\$2,000.00
	ILLINOIS:	\$4,000.00
	TOTAL:	\$6,000.00

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 11th day of February, 2014.

> SP ROSCOE, LLC, an Illinois limited liability company

By: SPEEDWAGON PROPERTY MANAGEMENT, LLC, its Manager

an, its Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Schiffman, as Mentager of SPEEDWAGON PROPERTY MANAGEMENT, LLC, a Delaware limited liability company, as Manager of SP ROSCOE, 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, sealed and delivered the said in strument as his free and voluntary act, and as the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this Iteh day of February, 2014.

OFFICIAL SEAL KRISTIN A NORDMAN NOTARY PUBLIC - STATE OF ILLINOIS

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TBS Roscoe 11, LLC

N. Southport Ave.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

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EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 41 FEET OF THE EAST 82 FEET OF ALL OF LOTS 7, 8, 9 AND 10 IN THE SUBDIVISION OF LOT 15 IN HUNLEY'S RESUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 AND 37 INCLUSIVE IN PINE GROVE, BEING A SUBDIVISION OF THE FRACTIONAL SECTIONAL 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-21-304-022-0000

1.

SS: 646-to

The County Clark's Office Commonly Known As: 646-648 W. Roscoe, Chicago, Illinois 60657

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EXHIBIT "B"

Permitted Exceptions

- 1. GENERAL REAL ESTATE TAXES WHICH ARE NOT YET DUE AND PAYABLE FOR THE SECOND INSTALLMENT OF TAXES FOR THE 2013 CALENDAR YEAR AND SUBSEQUENT YEARS.
- 2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- AGREEMANT RECORDED NOVEMBER 15, 1915 AS DOCUMENT 5752185 MADE BY ELIZABETH KELLING WITH ARTHUR E. WEBB, RELATING TO THE ENCROACHMANT OF A BAY WINDOW AND FENCE SITUATED UPON THE EAST 41 FEET OF LOTS 7 TO 10 OVER AND UPON THE LAND AND PROVIDING THAT OBSTRUCTION OR DEMOLITION OF THE BUILDINGS ON SAID EAST 41 FEET OF SAID EAST 41 FEET, LOTS 7 TO 10 SHOULD BE ERECTED WHOLLY WITHIN THE BOUNDARY OF SAID EAST 41 FEET OF SAID LOTS 7 TO 10.
- 4. ENCROACHMENT OF 8 INCH BRICK WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHEASTERLY AND ADJOINING BY APPROXIMATELY 0.07 OF A FOOT AN DISCLOSED BY THE PLAT OF SURVEY PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, DATED MARCH 21, 2013, NUMBER 12-85545.
- 5. ENCROACHMENT OF THE BUILDING LOCATED SOUTHWESTERLY AND ADJOINING, ONTO LAND BY .04 FEET AS DISCLOSED BY AFORESAID SURVEY.
- 6. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY OVERHEAD WIRES LOCATED AT THE NORTHWESTERLY CORNER OF THE LAND AS SHOWN ON AFORESAID SURVEY