



Doc#: 1412641068 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/06/2014 12:42 PM Pg: 1 of 3

PREPARED BY:

Stephanie S. Michel, Esq.
205 West Wacker, Suite 1220
Chicago, Illinois 60606

AFTER RECORDING RETURN TO:

Mr. Christian Chenoweth, Esq.
Chenoweth Law LLC
180 North LaSalle, Suite 3700
Chicago, Illinois 60601

WBA 526296
WBA 1/4

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 25th day of April 2014, between **PRE HOLDINGS 7, LLC**, an Illinois limited liability company (the "**Grantor**"), having an address of 935 Chestnut Street, Suite 600, Chicago, Illinois 60642 to and in favor of **BERGER INVESTMENT GROUP, LLC**, an Illinois limited liability company (the "**Grantee**") having an address of 2569 Audrey Lane, Northbrook, Illinois 60062.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in **Exhibit A** attached hereto and by this reference made a part hereof, 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, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that during the period it has possessed the premises 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 it WILL SPECIALLY WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions described as follows: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; 15 feet building line as shown on the plat of

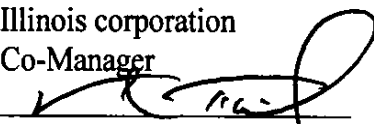
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survey for the subdivision; party wall and party wall rights along the north line; acts done or suffered through the Grantee; existing leases and tenancies; and all special governmental taxes or assessments confirmed and unconfirmed.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the undersigned the day and year first above written.

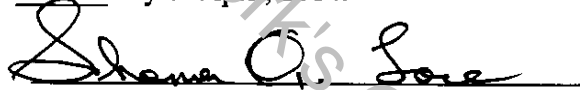
PRE HOLDINGS 7, LLC, an Illinois limited liability company

By: The Wolcott Group Inc., an Illinois corporation
Its: Co-Manager
By: 
Victor F. Michel, Treasurer

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Victor F. Michel, the Treasurer of The Wolcott Group Inc., personally known to me to be the 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 free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of April, 2014.


Notary Public

My Commission Expires:
10/28/2017



MAIL TAX BILLS TO:

Berger Investment Group, LLC
2569 Audrey Lane
Northbrook, Illinois 60062

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION



LOTS 19 AND 20 IN BLOCK 23 IN SOUTHFIELD, A SUBDIVISION OF BLOCKS 17, 18, 19, 22, 23, 24, 26, 27, 28, 29, 30, 31 AND 32 IN JAMES STINSON SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-25-317-035-0000

ADDRESS: 7754 South East End, Chicago, Illinois 60649

REAL ESTATE TRANSFER	04/29/2014
	CHICAGO: \$1,875.00
	CTA: \$750.00
	TOTAL: \$2,625.00

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REAL ESTATE TRANSFER	04/29/2014
	COOK \$125.00
	ILLINOIS: \$250.00
	TOTAL: \$375.00

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