

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

ST 5749494 SL
3/3



Doc#: 1417116021 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/20/2014 10:40 AM Pg: 1 of 3

THIS INDENTURE, made this 25 day of April, 2014, between **NB PAD HOLDINGS II, LLC**, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, the GRANTOR and

Chicago Acquisition Brokers, LLC

the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of ILLINOIS known and described as follows, to wit:

PLEASE SEE A LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number(s): 20-07-425-004-0000
Address of Real Estate: 5409 S. Winchester, Chicago, IL

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 said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her heirs 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 incumbered or charged, except as herein recited. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

UNOFFICIAL COPY

The sale and conveyance of the property is "as-is, "where-is" "with all faults" and without representation or warranty of any kind, express, implied, statutory or otherwise, any warranty of merchantability or fitness for a particular purpose being expressly disclaimed. Grantor does not make any representations or warranties with respect to compliance with laws, rules, regulations, agreements or specifications, nor with respect to condition, quality, capacity, design, operation, absence or any latent defects or any other warranty or representation whatsoever with respect to the property, all of which are expressly hereby waived by grantee.

In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by the designated agent/manager(s) of, NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company.

NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company

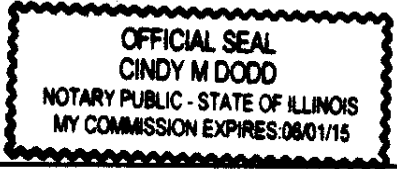
By [Signature]

Benjamin Pickel, Manager

STATE OF ILLINOIS)
COUNTY OF COOK)ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the Designated Agent/Manager of NB PAD HOLDINGS II, LLC, an Illinois limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Designated Agent/Manager he/she signed and delivered the said instrument as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

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



[Signature] (NOTARY PUBLIC)

This instrument was prepared by: Jeffrey T. Cernek
1701 East Lake Avenue, # 460
Glenview, IL 60025

MAIL TO: Chicago Acquisition Brokers
150 N. Michigan Ave
Chicago IL 60601
SEND TAX BILLS TO: [Arrow]

REAL ESTATE TRANSFER	06/12/2014
CHICAGO:	\$120.00
CTA:	\$48.00
TOTAL:	\$168.00
20-07-425-004-0000 20140401606798 S9BDNK	

REAL ESTATE TRANSFER	06/12/2014
COOK	\$8.00
ILLINOIS:	\$16.00
TOTAL:	\$24.00
20-07-425-004-0000 20140401606798 8ZP4WD	

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5149494 SNC
STREET ADDRESS: 5409 S. WINCHESTER
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 20-07-425-004-0000

LEGAL DESCRIPTION:

LOT 44 (EXCEPT THE SOUTH 10 FEET THEREOF) AND ALL OF LOT 45 IN BLOCK 4 IN POLLACK'S GARFIELD BOULEVARD ADDITION, A SUBDIVISION OF BLOCKS 46 AND 47 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 6 AND THE NORTH HALF OF SECTION 7 THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office