



Doc#: 1422412179 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2014 10:01 AM Pg: 1 of 3

10  
S.T.S 150231  
8u 10/1

THIS INDENTURE, made this 6th day of JUNE, 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

S&M Investment Properties, LLC, an Illinois Limited Liability Company

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:* A. General real estate taxes not due and payable at the time of closing; B. Special assessments confirmed after the date of this Contract; C. Building, building lines, easements and use and occupancy restrictions; D. Covenants, conditions and restrictions of record; E. Zoning laws and ordinances; F. Public roads and highways; G. Existing annexation agreements and/or development agreements; H. Declaration of condominium and/or reciprocal easement agreements; I. Existing leases and tenancies.

Permanent Real Estate Index Number(s): 11-31-314-038-1002; 11-31-314-038-1003; 11-31-314-038-1004; 11-31-314-038-1005; 11-31-314-038-1006; 11-31-314-038-1007; 11-31-314-038-1008

Address of Real Estate: 6430 N. Bell <sup>ave</sup> Units 1S, 2S, 3S, GN, 1N, 2N, 3N, Chicago, IL 60645

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.

REC'D  
COOK COUNTY  
CLERK  
8/12/14

BOX 333-CT

# 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

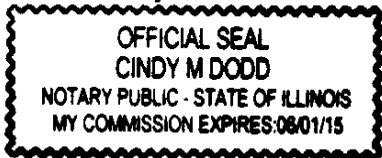
By *[Signature]*

JEFF M. GALUS, DESIGNATED AGENT

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 Jeff M. Galus, 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 6th day of June, 2014.



*[Signature]* (NOTARY PUBLIC)

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

MAIL TO: CHK 3 Assoc  
8930 Waukegan Rd # 210  
Morton Grove IL 60053

SEND TAX BILLS TO: S&M Investment Properties LLC  
6144 N Claremont Ave  
Chicago IL 60659

REAL ESTATE TRANSFER TAX		21-Jul-2014
	COUNTY:	312.50
	ILLINOIS:	625.00
	TOTAL:	937.50

11-31-314-038-1002 | 20140601602278 | 0-987-050-112

REAL ESTATE TRANSFER TAX		21-Jul-2014
	CHICAGO:	4,687.50
	CTA:	1,875.00
	TOTAL:	6,562.50

11-31-314-038-1002 | 20140601602278 | 1-854-386-304

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1409 ST5150231 SNC  
**STREET ADDRESS:** 6430 N. BELL UNITS: 1S, 2S, 3S, GN, 1N, 2N, 3N  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 11-31-314-038-1002

**LEGAL DESCRIPTION:****PARCEL 1:**

UNITS 1S, 2S, 3S, GN, 1N, 2N AND 3N IN THE BELLA GIA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:  
 LOTS 1 AND 2 IN BLOCK 6 IN DEVON-WESTERN ADDITION TO RODGERS PARK, BEING A RESUBDIVISION OF LOTS 1 TO 24, BOTH INCLUSIVE, IN MARGRET FAVOR'S SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2008 AS DOCUMENT 0809416056, AS AMEDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P2 FOR (UNIT 1S), P3 FOR (UNIT 2S), P4 FOR (UNIT 3S), P6 FOR (UNIT GN), UNIT 1N (NO PARKING SPACE ASSIGNED), P5 FOR (UNIT 2N), AND P7 FOR (UNIT 3N), AS LIMITED COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED PARIL 3, 2008 AS DOCUMENT 0809416056.