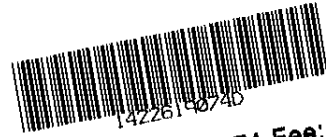


# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

189-19-28 # 85-61-881  
145 Llynes SH

THIS INDENTURE, made August 8, 2014, between **PB AND J XXXIV, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**") whose address is c/o Parkway Bank and Trust Company, 4800 N Harlem Ave, Harwood Heights, IL 60706, and **EUMETRA II, LLC**, an Illinois limited liability company ("**Grantee**"), whose address is 233 South Wacker Drive, Suite 9700, Chicago, IL 60606.



Doc#: 1422619074 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/14/2014 11:40 AM Pg: 1 of 4

*This space reserved for Recorder's use only.*

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, whose common address is also shown on **Exhibit A** attached hereto.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

**TO HAVE AND TO HOLD** the said real estate as described above with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit B** attached hereto.

[Signature page follows]

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:  
Eugene S. Kraus, Esq.  
Scott & Kraus, LLC  
150 S. Wacker Drive, Suite 2900  
Chicago, IL 60606

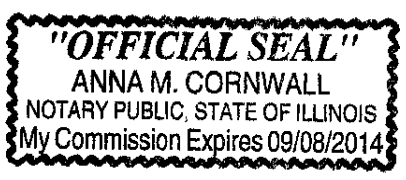
**PB AND J XXXIV, LLC**, an Illinois limited liability company

By: [Signature]  
Name: \_\_\_\_\_  
Its: Authorized Signatory **MARK A. SHEKERJIAN**  
**AUTHORIZED AGENT OF SOLE MEMBER**

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Shekerjian, personally known to me to be the Authorized Signatory of PB AND J XXXIV, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 14 day of August, 2014



[Signature]  
Notary Public

<b>After Recording Send Deed To:</b> <b>EUMETRA II, LLC</b> 233 South Wacker Drive Suite 9700 Chicago, Illinois 60606	<b>Send Subsequent Tax Bills to:</b> <b>EUMETRA II, LLC</b> 233 South Wacker Drive Suite 9700 Chicago, Illinois 60606
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# UNOFFICIAL COPY


## EXHIBIT A



### LEGAL DESCRIPTION:

UNITS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, S-1, S-2 and S-3 IN THE BRAU HAUS CONDOMINIUM (FORMERLY KNOWN AS BELDEN WEST LOFTS CONDOMINIUM), AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND PARCEL A: LOTS 10 TO 18 INCLUSIVE IN BLOCK 2 IN C.E. WOOLEY'S SUBDIVISION OF THE 7 1/2 ACRES EAST OF AND ADJOINING THE WEST 10 ACRES OF THE NORTH EAST 1/4 NORTH OF MILWAUKEE AVENUE, AND LOTS 19 & 20 IN BLOCK 2 OF C.E. WOOLEY'S SUBDIVISION OF THE 7 1/2 ACRES EAST OF AND ADJOINING THE WEST 17 1/2 ACRES OF THE NORTH EAST 1/4 NORTH OF MILWAUKEE AVENUE OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2650 West Belden Avenue, Units 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, S-1, S-2 and S-3, Chicago, IL 60647

PIN(s): 13-36-207-028-1039  
 13-36-207-028-1040  
 13-36-207-028-1041  
 13-36-207-028-1042  
 13-36-207-028-1043  
 13-36-207-028-1044  
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 13-36-207-028-1048  
 13-36-207-028-1049  
 13-36-207-028-1050  
 13-36-207-028-1051  
 13-36-207-028-1052  
 13-36-207-028-1053

REAL ESTATE TRANSFER TAX		13-Aug-2014
	CHICAGO:	12,750.00
	CTA:	5,100.00
	TOTAL:	17,850.00
13-36-207-028-1039   20140801620184   0-300-411-008		

REAL ESTATE TRANSFER TAX		13-Aug-2014
	COUNTY:	850.00
	ILLINOIS:	1,700.00
	TOTAL:	2,550.00
13-36-207-028-1039   20140801620184   0-099-477-632		

# UNOFFICIAL COPY

## EXHIBIT B

### SUBJECT TO:

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.
2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 4, 1995 AS DOCUMENT NO. 95515571 AND AS AMENDED FROM TIME TO TIME, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
3. THE DEVELOPER HAS RESERVED THE RIGHT TO ADD PROPERTY TO THE CONDOMINIUM AND, IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. THE RIGHT TO ADD PROPERTY EXPIRES 7 YEARS.
4. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE LAND WEST AND ADJOINING BY 0.38 FEET.