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1428333024

This instrument prepared by:

Kevin A. Sterling, Esq.
The Sterling Law Office
411 North LaSalle Street
Suite 200
Chicago, Illinois 60654

Doc#: 1428333024 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2014 10:43 AM Pg: 1 of 5

After recording mail to:

Edward J. Bullard Jr, Esq.
Bullard Law Group
225 Old Country Road
Melville, New York 11756

*CTT-WTA049015 md
LOT 182*

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

2751 N CLYBOURN, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **PPF SS 2751 NORTH CLYBOURN AVENUE LLC**, a Delaware limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Cook County, Illinois and legally described in Schedule A attached hereto and incorporated herein by this reference, together with all improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on Schedule B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted

CTT-Box 374

INDEXED
SERIALIZED
FILED
OCT 10 2014
COOK COUNTY

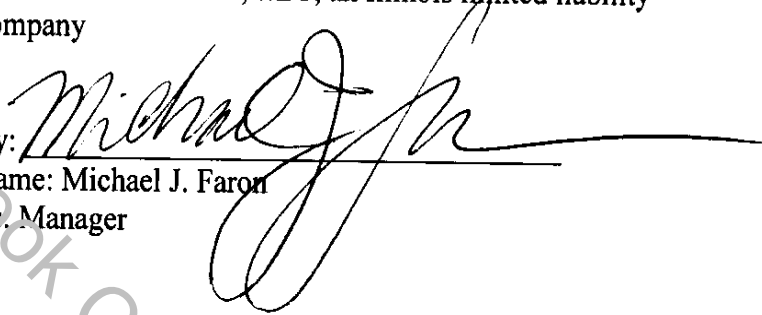
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Exceptions.

If any term or provision of this Special Warranty Deed or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Special Warranty Deed or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Special Warranty Deed shall be valid and enforced to the fullest extent permitted by law.



IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of October 2, 2014


2751 N CLYBOURN, LLC, an Illinois limited liability company

By: 
Name: Michael J. Faron
(as Manager)

Mail Tax Bills to:

PPF SS 2751 NORTH CLYBOURN AVENUE LLC
c/o Safeguard Properties II, LLC
105 Maxess Road, Suite 125
Melville, New York 11747

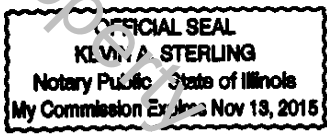
| REAL ESTATE TRANSFER TAX | | 07-Oct-2014 |
|---|---------------|-----------------|
|  | COUNTY: | 1,025.00 |
|  | ILLINOIS: | 2,050.00 |
| | TOTAL: | 3,075.00 |
| 14-30-402-007-0000 20140901633059 1-710-443-648 | | |

| REAL ESTATE TRANSFER TAX | | 07-Oct-2014 |
|---|---------------|------------------|
|  | CHICAGO: | 15,375.00 |
| | CTA: | 6,150.00 |
| | TOTAL: | 21,525.00 |
| 14-30-402-007-0000 20140901633059 0-963-900-544 | | |

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On October 2, 2014, before me, the undersigned, a notary public in and for said State, personally appeared Michael J. Faron, Manager of 2751 N Clybourn, LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



[Handwritten Signature]

 Notary Public
 My Commission Expires: 11/13/2015

COOK COUNTY
 RECORDED
 SCANNED BY _____
 Property of Cook County Clerk's Office

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SCHEDULE A

THE PROPERTY

Lots 10 to 16, inclusive, in Block 2 in Manufacturer's Addition to Chicago in the Southeast $\frac{1}{4}$ of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 2751 North Clybourn Avenue, Chicago, Illinois 60614
P.I.N.s: 14-30-402-007-0000; 14-30-402-008-0000; 14-30-402-009-0000

Property of Cook County
RECORDS OF DEEDS
SCANNED BY _____
Cook County Clerk's Office

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SCHEDULE B

THE PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.
2. RIGHTS, IF ANY, OF PUBLIC AND QUASI - PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY MANHOLES AND STORM CATCH BASINS AS SHOWN ON A SURVEY ORDER NO. 12009.1, PREPARED BY EDWARD J. MOLLOY & ASSOCIATES, DATED MAY 24, 2012.
3. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERN AND SOUTHEAST AND ADJOINING BY APPROXIMATELY 0.48 FEET ON THE NORTHERLY LINE AND 1.36 FEET ON THE SOUTHEASTERLY LINE, AS SHOWN ON PLAT OF SURVEY NUMBER 120091.1 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES DATED MAY 24, 2012 .
4. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHEAST, SOUTHEAST AND SOUTHWEST AND ADJOINING BY APPROXIMATELY 0.12 FEET ON THE NORTHEAST, 0.05 FEET ON THE SOUTHEAST AND 0.10 FEET ON THE SOUTHWEST, AS SHOWN ON PLAT OF SURVEY NUMBER 120091.1 PREPARED BY EDWARD J. MOLLOY & ASSOCIATES DATED MAY 24, 2012.

Property of Shelby County Clerk's Office