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SPECIAL WARRANTY DEED

Prepared by: Lorenzini & Associates 1900 Spring Rd., Ste 501 Oak Brook, Illinois 60523 Doc#: 1500629036 Fee: \$60.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 01/06/2015 03:23 PM Pg: 1 of 2

This Special Warranty Deed is made this _______ day of December, 2014, between 9117 S. COMMERCIAL, LLC, an Illinois limited liability company, having a principal place of business at 10258 S. Western Avenue, Chicago, IL 60643 ("Grantor") and ONOGOST INVEST INC., an Illinois corporation having a principal place of business at 3515 W. Grand Avenue Chicago, IL 60654 ("Grantee"). WITNESS, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, the following described real estate:

LOT 42 IN BLOCK 70 IN THAT CERTAIN SUBDIVISION MADE BY THE CALUMET & CHICAGO CANAL DOCK COMPANY OF PARTS OF SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 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 Grantee, FOREVER.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee that it has not done or suffered to be done, anything whereby the said remises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

PIN: 26-06-403-010-0000

COMMON ADDRESS: 9117 S. Commercial, Chicago, IL 60617

PROPERTY SOLD IN "AS IS" "WHERE IS" CONDITION

[SIGNATURE ON NEXT PAGE]

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IN WITNESS WHEREOF, said Grantor has executed and delivered this instrument as of the day and year first above written.

> 9117 S. COMMERICAL, LLC, an Illinois limited liability company

> BEVERLY BANK & TRUST COMPANY, N.A, Its By:

member

Dennis McClelland, Senior Vice President

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX 07-Jan-2015 CHICAGO: 1.275.00 CTA: 510.00 TOTAL: 1,785.00

26-06-403-010-0000 | 20141201653656 | 1-061-812-864

I, the undersigned, a Notary Public in and to the County and State aforesaid, DO HEREBY CERTIFY, that Dennis McClelland, Senior Vice President of Beverly Bank & Trust Company, N.A., as member of 9117 S. Commercial, LLC., an Illinois limited liability con pany, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the said entity, for the uses and purposes therein set forth.

Given under my hand and official seal this <u>23</u> day of December, 2014.

Sharen Str

NOTARY PUBLIC, STATE OF ILLINOIS

Mail Deed to: Lisa Voegel Rogers, Esq. 36 W. Randolph St., Ste. 800 Chicago, IL 60601

COUNTY OF COOK

REAL ESTATE TRANSFER TAX

07-Jan-2015 COUNTY: 85.00 ILLINOIS: 170.00 TOTAL:

26-06-403-010-0000 20141201653656 1-655-703-168

Mail tax bills to: Onogost Invest Inc.

3515 Warand Avenue

Chicago, IL 60654

1622 N Wood ST Chickgo IC 60622 BNOGOST INVESTMENT INC.