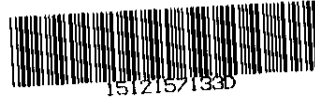


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SPECIAL WARRANTY DEED



Doc#: 1512157133 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/01/2015 11:14 AM Pg: 1 of 3

THIS INSTRUMENT dated the 23 day of April, 2015, by and between SB PAD Holdings III, LLC, an Illinois limited liability company (hereinafter "Grantor"), and **Christian Blancas and Rocio Blancas, as Tenants in Common**, whose current mailing address is 6309 N. Bell Avenue, Chicago, IL 60659, (hereinafter "Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable consideration, to it paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, alien and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference, subject only to the following exceptions: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any.

Address of Real Estate: 2611 W. Rosemont Avenue, Unit B
Chicago, IL 60659

Permanent Real Estate Index No.: 13-01-211-037-1018

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

REAL ESTATE TRANSFER TAX		29-Apr-2015
COUNTY:	ILLINOIS:	38.50
	TOTAL:	77.00
		115.50

13-01-211-037-1018 | 20150401679509 | 1-362-941-312

REAL ESTATE TRANSFER TAX		29-Apr-2015
CHICAGO:		577.50
CTA:		231.00
TOTAL:		808.50

13-01-211-037-1018 | 20150401679509 | 1-346-123-136

3

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IN WITNESS WHEREOF, the below Grantor has executed this Special Warranty Deed on the 23rd day of April, 2015.

SB PAD Holdings III, LLC, an Illinois limited liability company,

BY: *Joseph P. Byczek*
Joseph P. Byczek, Designated Agent

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned a Notary Public in and for said County in the State aforesaid, do hereby certify that before me on this day personally appeared **Joseph P. Byczek, Designated Agent for SB PAD Holdings III, LLC, an Illinois limited liability company**, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

WITNESS, my hand and official seal this 23 day of April, 2015.



Sharon P. Kitzman
NOTARY PUBLIC

Prepared by: William L. Kabaker
951 Forestway Drive
Glencoe, IL 60022

Mail to:
Rocio Blancas and Christian Blancas
2611 W. Rosemont Ave., Unit # 2B
Chicago, IL 60659

Name and address of Taxpayer:
Rocio Blancas + Christian Blancas
2611 W. Rosemont Ave., Unit # 2B
Chicago, IL 60659

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EXHIBIT "A"

UNIT 2611-B IN ROSEWELL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN BLOCK 2 IN T.J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2006 AS DOCUMENT 0623739045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office