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SK-01146-35245-101
THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
833 N. Orleans Street, Suite 400
Chicago, IL 60610

Doc#: 1518326084 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 03:08 PM Pg: 1 of 5

AFTER RECORDING, RETURN TO:

Eric S. Sander, Esq.
8532 School St.
Morton Grove, IL 60053

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 26th day of June, 2015 by and between **3FCB III LLC HOLDINGS 4**, an Illinois limited liability company ("Grantor"), having a mailing address of 1101 W. Monroe Street, Suite 200, Chicago, Illinois 60607, and **MKF PROPERTIES INC.**, an Illinois corporation ("Grantee"), having a mailing address of 636 S. River Road, Suite 100, Des Plaines, Illinois 60016.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART HEREOF.

TAX PARCEL IDENTIFICATION NUMBERS: 09-28-403-031-0000

COMMONLY KNOWN AS: 2240 Magnolia Street, Des Plaines, Illinois 60018

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, unto the Grantee, either in law or in 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 the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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

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recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the usual terms and conditions with extended coverage endorsement, and subject to those exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Jun-2015
	COUNTY:	60.00
	ILLINOIS:	120.00
	TOTAL:	180.00
09-28-403-031-0000 20150601699709 1-366-823-808		

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 26th day of June, 2015.


3FCB III LLC Holdings 4, an Illinois limited liability company

By: BADM I Manager LLC, its manager

By: 3F Properties LLC, its manager

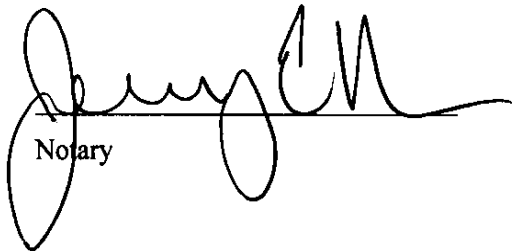
By: 
Name: Michael Obloy
Its: Member/Manager

State of Illinois)
)ss
County of Cook)

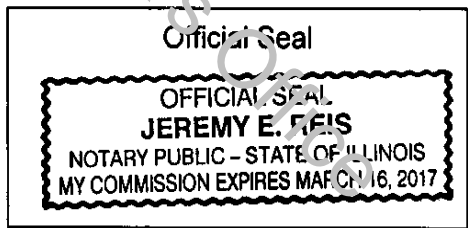
 REAL ESTATE TRANSFER TAX \$ 2.00 PER \$1,000.00
NO. 56275
06 24 15 2246 MAGNOLIA
CITY OF DES PLAINES

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Obloy, a Member/Manager of 3F Properties LLC, the manager of BADM I Manager LLC, personally known to me to be a manager of 3FCB III LLC Holdings 2, 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 that he signed and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26th day of June, 2015.


Notary

Commission Expires: 3/16/17



Send Subsequent Tax Bills To:
MKF Properties Inc.
(Name)
636 S. River Road, Suite 100
(Address)
Des Plaines, Illinois 60016
(City, State, Zip)

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EXHIBIT A

LEGAL DESCRIPTION

LOT 5 (EXCEPT THE NORTH 5 FEET) AND THE NORTH 10 FEET OF LOT 6 IN BLOCK 7 IN OLIVER SALINGER AND COMPANY'S TOUHY AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 11, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-28-403-031-0000

COMMON ADDRESS: 2240 Magnolia Street, Des Plaines, Illinois 60018

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2014 second installment and subsequent years.
2. Building setback line of 20.0 feet (from the East lot line) as shown on the plat of subdivision.
3. Shared driveway as disclosed by survey dated June 10, 2015 by Exacta Illinois Surveyors, Inc. as Survey Number 1506.0452.

Property of Cook County Clerk's Office