

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 1520118025 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2015 10:03 AM Pg: 1 of 3



8th of 3  
15ST00805 8th

THIS INDENTURE, made this 12 day of May, 2015, between NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, the GRANTOR and 2341 South 50<sup>th</sup> Court LLC, the GRANTEE.

WITNESSETH, that the said GRANTOR, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) and other valuable consideration in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager(s) of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, and to his/her heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of ILLINOIS known and described as follows, to wit:

PLEASE SEE THE LEGAL DESCRIPTION ATTACHED HERETO

Permanent Real Estate Index Number(s) 16-33-202-016-0000  
Address of Real Estate: 3115-19 S. 50<sup>th</sup> Court/5028 W. 31<sup>st</sup> Place  
Cicero, IL. 60804

Together with all and singular the hereincovenants and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the said GRANTOR, either in law or equity, of, in and to the above described, with the appurtenances, unto the said GRANTEE, her/his heirs and assigns forever.

And the said GRANTOR, for itself and its successors, does covenant, promise and agree to and with said GRANTEE, his/her 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 encumbered or charged, except as herein recited. Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR, but not otherwise.

The sale and conveyance of the property is "as-is, "where-is" "with all faults" and without representation or warranty of any kind, express, implied, statutory or otherwise, any warranty of merchantability or fitness for a particular purpose being expressly disclaimed. Grantor does not make any representations or warranties with respect to compliance with laws, rules, regulations, agreements or specifications, nor with respect to condition, quality, capacity, design, operation, absence of any latent defects or any other warranty or representation whatsoever with respect to the property, all of which are expressly hereby waived by grantee.

T O W N O f C I C E R O		Address: 3115 19 S 50TH CT Date: 05/13/2015 Stamp #: 2015-1028 By: mgarric	<b>Real Estate Transfer Tax</b> <u>\$1,550.00</u> Payment Type: Credit Compliance #: 2015-1WQPC2WQ
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<b>REAL ESTATE TRANSFER TAX</b>		17-Jul-2015
	<b>COUNTY:</b>	77.50
	<b>ILLINOIS:</b>	155.00
	<b>TOTAL:</b>	232.50

16-33-202-016-0000 | 20150401681961 | 1-561-095-040

CCRD REVIEWER RU

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In Witness Whereof, said GRANTOR has caused its name to be signed to these presents by the designated manager(s) of, NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company.

NB PAD HOLDINGS II, LLC, an Illinois Limited Liability Company

By [Signature]

Benjamin Pickel, Manager

STATE OF ILLINOIS )  
COUNTY OF COOK )ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Benjamin Pickel, personally known to me to be the Manager of NB PAD HOLDINGS II, LLC, an Illinois limited liability company and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such Manager he/she signed and delivered the said instrument as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of May, 2015.

[Signature] (NOTARY PUBLIC)

This instrument was prepared by: Jeffrey J. Cernek  
1701 East Lake Avenue, # 460  
Glenview, IL 60025

MAIL TO: Peter Coules  
15 Salt Creek Ln Ste 312  
Hinsdale IL 60521

SEND TAX BILLS TO:  
2341 S. 50th Ct  
16 W 277 83rd St Ste A

Burr Ridge IL 60527



Notary Public in and for Cook County, Illinois

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 15ST00805SK

For APN/Parcel ID(s): **16-33-202-016**

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Parcel 1: (Affects Owner and Lender Policy)

Lots 16 And 17 In Block 1 In John Cudahy's Third Addition To Chicago Subdivision Of Blocks 28 To 33 In Hawthorne In The North West 1/4 Of The North East 1/4 Of Section 33, Township 39 North, Range 13 East Of The Third Principal Meridian, In Cook County, Illinois

Property of Cook County Clerk's Office