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Doc#: 1615204014 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/31/2016 10:15 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE FILE#_クク いりょ

PB AND J III, LLC, an Illinois limited liability company, Grantor, on the 28 day of April, 2016, for Ten and No/100 Dollars (\$10,00) and other sufficient consideration, REMISES, RELEASES, ALIENS AND CONVEYS to AVOND, LE VILLAS, LLC an Illinois limited liability company, of 3880 N. Milwaukee Avenue, Chicago, Ilinois as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, renair ders, rents, issues and profits belonging or appertaining to it, TO HAVE AND TO HOLD the prentises FOREVER.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or change the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor WILL WARRANT AND DEFEND, the premise; against every person that lawfully claims an interest in the premises by, through or under Grantor, subject only to the exception stated on Exhibit B.

REAL ESTATE TRANSFER TAX		05-May-2016
/2	CHICAGO:	2.850.00
	CTA: TOTAL:	1 140 00
13-23-128-045-0000 * Total does not include	20160401697489	T
* Total does not include	any applicable penalt	y or interest due.

REAL ESTATE TRANSFER TAX			05 May 2040
	(60)	COUNTY:	05-May-2016 190.00
13.33.404		ILLINOIS:	380.00 570.00
13-23-128	3-045-0000	20160401697489	1-202-374-976

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on the date written above and year first written above.

GRANTOR

PB AND J III LLC, an Illinois limited liability company

By: Parkway Bank and Trust Company,

its sole member

Name: Mark Shekar ian

Title: Authorized Agena

State of Illinois

SS.

County of Cook

I, the undersigned, a Notary Public ir, and for said County in the State aforesaid, DO HEREBY CERTIFY that Mark Shekerjian personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal this

_day of Ap.il. 2016.

Notary Public

Commission expires:

Subsequent tax bills to:

Avondale Villas, LLC 3880 N. Milwaukee Chicago, IL 60641

Mail Recorded Deed to:

J. Paul Bertsche CA Development, Inc. 3880 N. Milwaukee Chicago, IL 60641

This instrument prepared by:

Latimer LeVay Fyock LLC 55 W. Monroe St., Ste. 1100 Chicago, IL 60603 "OFFICIAL SEAI."

LAURA D'AMATO

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/25/2018

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EXHIBIT B

- 1. General real estate taxes for 2015 and subsequent years;
- 2. Special taxes or assessments, if any, for improvements not yet completed;
- 3. Installments, if any, not due at the date hereof of any special taxes or assessments for improvements heretofore completed;
- 4. Building lines and building restrictions;
- 5. Private, cablic and utility easements;
- 6. Covenants and restrictions of record as to use and occupancy;
- 7. General exceptions to the title commitment;
- 8. Local, state and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws ordinances and regulations, now or hereafter in effect relating to the Property;
- 9. Items appearing of record or that would be shown on a survey.

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lots 12, 19 and 20 in Avondale Resubdivision, being a resubdivision of Block 14 in Mason's Subdivision of part of the East 1/2 of the Northwest 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index #1: 13-23-128-045 Vol.No 351 and 13-23-128-052 Vol.No 351 and 13-23-128-053 Vol.No 351

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Of Cook Colling Clerk's Office Property Address: 3650 N. Avondale,, 3632 N. Avondale,, 3628 N. Avondale, Chicago, Illinois 60618