



Doc# 1627841049 Fee \$46.00

CHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 12:27 PM PG: 1 OF 5

PREPARED BY:

Jones Day
77 West Wacker Drive
Chicago, Illinois, 60601
Attention: Brian L. Sedlak, Esq.

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

Greenberg Traurig, LLP
77 West Wacker Drive, Suite 3100
Chicago, Illinois, 60601
Attention: Andrew T. White, Esq.

(Space above this line for Recorder's use)

SPECIAL WARRANTY DEED

THIS AGREEMENT is made this 21 day of September, 2016, between FIRST
MIDWEST BANK, an Illinois state-chartered bank ("Grantor"), and FMB PORTFOLIO BD
OWNER, LLC, a Delaware limited liability company ("Grantee") of 125 S. Wacker Dr. Ste 1220
Chicago, IL 60606

Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other
good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby
acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does
REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and
assigns, FOREVER, all the following described real estate, situated in the City of Blue Island,
County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

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 the 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 the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and
with the Grantee, its successors 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; and that it WILL WARRANT AND DEFEND the said premises,

CCRDREVIEW R4

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against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth on Exhibit B attached hereto.

BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY AND HAS SATISFIED ITSELF TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE PROPERTY "AS IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, EXCEPT AS OTHERWISE SET FORTH HEREIN OR IN THAT CERTAIN AGREEMENT OF SALE AND PURCHASE DATED AS OF SEPTEMBER 12, 2016 BETWEEN GRANTOR AND GRANTEE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

[Signature page follows]

REAL ESTATE TRANSFER TAX

28-Sep-2016



COUNTY: 2,933.25
ILLINOIS: 5,866.50
TOTAL: 8,799.75

25-30-106-003-0000

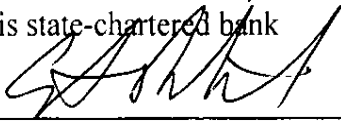
| 20160901660253 | 1-161-234-740

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IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day and year first above written.

FIRST MIDWEST BANK,
an Illinois state-chartered bank


By: 
Name: Steven C. Babinski
Title: Vice President and Assistant General Counsel

STATE OF ILLINOIS)
)
) SS:
COUNTY OF COOK)

BEFORE ME, a notary public, in and for said County and State, appeared Steven C. Babinski, the Vice President and Assistant General Counsel of **FIRST MIDWEST BANK**, who acknowledged that he, being duly authorized, did execute the foregoing instrument for the purposes therein contained and that the same is the free act and deed of said Illinois state-chartered bank and his free act and deed, on behalf of such Illinois state-chartered bank.

Witness my hand and Notarial Seal, this 2nd day of September, 2016.

Notary Public - Signature



Notary Public - Printed

My County of Residence:

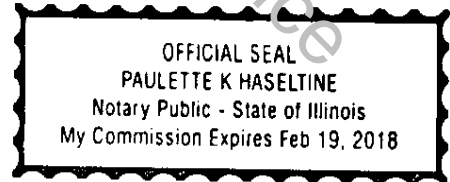
COOK

My Commission Expires:

2/19/2018

DOCUMENT PREPARED BY:

Jones Day
77 West Wacker Drive
Chicago, Illinois, 60601
Attention: Brian L. Sedlak, Esq.



~~I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law.~~

~~Brian L. Sedlak, Esq.~~

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

PARCEL 1:

LOTS 3, 4, AND 5 (EXCEPT THE WEST 9 FEET OF SAID LOTS) IN THE RESUBDIVISION OF LOTS 4 TO 24 AND VACATED ALLEYS IN ORIGINAL BLOCK 2 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22 (EXCEPTING FROM SAID LOTS THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND; BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 22, THENCE EASTERLY ALONG THE SOUTH LOT LINE OF AFORESAID LOT 22, A DISTANCE OF 7.0 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LOT LINE OF AFORESAID LOT 13, SAID POINT BEING 9.0 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF AFORESAID LOT 13 AS MEASURED ON THE NORTH LINE OF AFORESAID LOT 13 9.0 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 13, THENCE SOUTHERLY ALONG THE WEST LOT LINES OF AFORESAID LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, A DISTANCE OF 264 FEET TO THE POINT OF BEGINNING, IN BLOCK 6 IN PATTERSON'S SUBDIVISION OF LOT 3, THE SOUTH 33 FEET OF LOT 2 AND THE NORTH 33 FEET OF LOT 4, ALL IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 10, LOT 9, LOT 8 AND THE NORTH 1/2 OF LOT 7 (EXCEPT THE WEST 7 FEET OF SAID LOTS THEREOF) IN THE RESUBDIVISION OF LOTS 15 TO 23 AND VACATED ALLEY IN BLOCK 4 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-106-003-0000; 25-30-106-004-0000; 25-30-106-005-0000; 25-30-111-031-0000; 25-30-117-001-0000; 25-30-117-002-0000; 25-30-117-003-0000

Address: 12015 S. Western, Blue Island, Illinois **60406**

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, NONE NOW DUE AND PAYABLE. PERM TAX#: 25-30-106-003-0000; 25-30-106-004-0000; 25-30-106-005-0000; 25-30-111-031-0000; 25-30-117-001-0000; 25-30-117-002-0000; 25-30-117-003-0000.
2. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE NORTH 8 FEET OF THE EAST 8 FEET OF LOT 3 OF PARCEL 1 AS CONTAINED IN GRANT RECORDED AS DOCUMENT 92008557.

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