



\*1627841051D\*

Doc# 1627841051 Fee \$46.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 12:28 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 17 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"), *125 S. Wacker, 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 Chicago,  
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,

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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:	699.75
	ILLINOIS:	1,790.50
TOTAL:		2,490.25
13-19-100-001-0000   20160901660955   0-298-805-056		

REAL ESTATE TRANSFER TAX		28-Sep-2016
	CHICAGO:	13,496.25
	CTA:	5,398.50
	TOTAL:	18,894.75 *
13-19-100-001-0000   20160901660955   1-832-322-880		
* Total does not include any applicable penalty or interest due.		

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

LOTS 4 TO 10 IN BLOCK 9 IN UTTIZ AND HERMANN'S IRVING PARK BOULEVARD ADDITION, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19 (EXCEPT THE EAST 40 ACRES) AND THE PART OF THE WEST 1674.1 FEET LYING SOUTH OF THE ROAD OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 13-19-100-001-0000; 13-19-100-002-0000; 13-19-100-003-0000; 13-19-100-004-0000; 13-19-100-005-0000; 13-19-100-006-0000; 13-19-100-007-0000

**Address:** 7181 W. Irving Park, Chicago, Illinois

60634

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## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. RIGHTS OF PARTIES TO MAINTAIN MANHOLES AND POSSIBLE SANITARY OR STORM SEWERS AS DISCLOSED BY SURVEY BY JOSEPH A. SCHUDT AND ASSOCIATES DATED JANUARY 8, 2016, LAST REVISED JUNE 29, 2016 AS JOB NO. 15-004-012.
2. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY OVERHEAD UTILITY LINES LOCATED MAINLY OVER THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN ON PLAT OF SURVEY BY JOSEPH A. SCHUDT AND ASSOCIATES DATED JANUARY 8, 2016, LAST REVISED JUNE 29, 2016 AS JOB NO. 15-004-012.
3. ENCROACHMENT OF THE BUS SHELTER LOCATED MAINLY ON THE NORTHEAST PORTION OF THE PROPERTY AND ADJOINING ONTO THE LAND ONTO THE NORTH BOUNDARY LINE OF SUBJECT PROPERTY BY 0.52 FEET, AS SHOWN ON PLAT OF SURVEY BY JOSEPH A. SCHUDT AND ASSOCIATES DATED JANUARY 8, 2016, LAST REVISED JUNE 29, 2016 AS JOB NO. 15-004-012.
4. TAXES FOR THE YEAR 2016 AND YEARS SUBSEQUENT, NOT YET DUE OR PAYABLE: PERM TAX# 13-19-100-001-0000; 13-19-100-002-0000; 13-19-100-003-0000; 13-19-100-004-0000; 13-19-100-005-0000; 13-19-100-006-0000; 13-19-100-007-0000.

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