UNOFFICIAL COPYMENT OF THE PROPERTY OF THE PRO

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 Trauri, 1 LP 77 West Wacker Drive. Suite 3100 Chicago, Illinois, 60601 Attention: Andrew T. White, Esq.

(Spac : above this line for Recorder's use)

SPECIAL WARRANTY DEED

THIS AGREEMENT is made this L day of September, 2016, between FIRST MIDWEST BANK, an Illinois state-chartered back ("Grantor"), and FMB PORTFOLIO BD OWNER, LLC, a Delaware limited liability company ("Grantee"), 125 S. Wacker, Ste 1223, Ch. cags, ZC 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]

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REAL ESTATE	TRANSFER	TAX	28-Sep-2016
		COUNTY:	099.75
		ILLINOIS:	1,799,50
No.		TOTAL:	2,€ 39.25
13-19-100	-001-0000	20160901660955	0-298-805-05€

REAL ESTATE TRANSFER TAX 28-Sep-2016 CHICAGO: 13,496.25 CTA: 5,398.50 TOTAL: 18,894.75 Of County Clark's Office 13-19-100-001-0000 20160901660955 1-832-322-880

* Total does not include any applicable penalty or interest due.

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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

Forward future tax bills to:

First Midwest Bank

Attn: Accounts Payable Dept. One Pierce Place, Suite 1500

Itasca, IL 60143

STATE OF HINDIS

COUNTY OF (

I, OFFICE a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven C. Babinski, personally known to me to be the Vice President and Assistant General Counsel of FIRST MIDWEST BANK, an Illinois state-chartered bank, and 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 as such he signed and delivered the said instrument pursuant to proper authority given said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for

the uses and purposes therein set forth.

GIVEN under my hand and notarial sealthis

1 MMM

Notary Public

My commission expires:

OFFICIAL SEAL
CHERYL A FORRESTAL
Notary Public - State of Illinois
My Commission Expires May 24, 2017

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EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

LOTS 4 TO 10 IN BLOCK 9 IN UTITZ 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: 13-79 100-001-0000; 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. Inving Park, Chicago, Illinois (10134)

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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# 13-19-100-001-0030; 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.