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Doc# 1627841057 Fee \$46.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2016 12:39 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 15 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 Homewood, 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:	1,124.75
	ILLINOIS:	2,249.50
	TOTAL:	3,374.25
32-06-118-020-0000	20160901660281	1-797-474-112

Property of Cook County Clerk's Office



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## EXHIBIT A TO SPECIAL WARRANTY DEED

### LEGAL DESCRIPTION

LOT 1 IN COMMUNITY BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED DECEMBER 29, 1972 AD LR266773, IN COOK COUNTY, ILLINOIS.

**PIN:** 32-06-118-020-0000

**Address:** 18600 S. Dixie Hwy, Homewood, Illinois 60430

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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#: 32-06-118-020-0000.

Property  
COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
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Cook County Clerk's Office