

# UNOFFICIAL COPY



\*1712404005D\*

This instrument prepared by:

Jack Parrino, Esq.  
Thompson Coburn LLP  
55 E. Monroe Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60603

Doc# 1712404005 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 09:16 AM PG: 1 OF 4

After recording return to:

Jonathan E. Rothschild  
Rothschild, Barry & Myers LLP  
150 South Wacker, Suite 3025  
Chicago, Illinois 60606

*This space reserved for Recorder's use only.*

898 4507 LK 1/2

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the 1<sup>st</sup> day of May, 2017, by **OLD SECOND NATIONAL BANK**, whose mailing address is 37 South River Street, Aurora, Illinois 60506 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby **SELLS AND CONVEYS** to **BFT INVESTORS, L.L.C.**, an Illinois limited liability company, whose mailing address is 3276 North California Avenue, Chicago, Illinois 60614 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Box 400,

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns, that during the period of time that Grantor held fee simple title to the Premises, 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 set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor **WILL WARRANT AND DEFEND**, the premises for the period of time that Grantor held fee simple title to the premises against all persons lawfully claiming by, through or under the Grantor, but none otherwise.

S Y  
P 4  
S W  
SC Y  
INT

### REAL ESTATE TRANSFER TAX

02-May-2017



COUNTY: 505.00  
ILLINOIS: 1,010.00  
TOTAL: 1,515.00

13-09-411-024-0000

20170401645497 | 0-294-584-000

### REAL ESTATE TRANSFER TAX

02-May-2017



CHICAGO: 7,575.00  
CTA: 3,030.00  
TOTAL: 10,605.00 \*

13-09-411-024-0000 | 20170401645497 | 0-563-019-456

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

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by the Grantor on and as of the date first above written.

**OLD SECOND NATIONAL BANK**

By: *Aaron Johnson*  
Name: Aaron Johnson  
Title: Assistant Vice President

STATE OF ILLINOIS         )  
  ) SS.  
COUNTY OF KANE         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do CERTIFY THAT Aaron Johnson, as Assistant Vice President of Old Second National Bank, is 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 she signed, sealed and delivered the instrument as her free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 25 day of April, 2016.

*Cassandra L. Parks*  
Notary Public

My commission expires on June 30, 2019

Mail subsequent tax bills to:

BFT Investors, L.L.C.  
3276 North California Avenue  
Chicago, Illinois 60614



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**EXHIBIT A**  
**Legal Description**

LOTS 12 TO 17, BOTH INCLUSIVE, IN BLOCK 2 IN BUTLER'S ELSTON AND JEFFERSON AVENUE SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINS:** 13-09-411-024-0000, 13-09-411-025-0000, 13-09-411-026-0000, 13-09-411-027-0000, 13-09-411-028-0000, and 13-09-411-029-0000

**COMMON ADDRESS:** 5086 N. Elston Avenue, Chicago, Illinois **60630**

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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**EXHIBIT B**  
**Permitted Title Exceptions**

1. 2016 2<sup>nd</sup> INSTALLMENT AND SUBSEQUENT YEARS REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AS OF THE CLOSING DATE.
2. ANY MATTERS (INCLUDING, WITHOUT LIMITATION, ANY EASEMENTS) THAT WOULD BE SHOWN ON A SURVEY OF THE PROPERTY.
3. ACTS AND DEEDS OF GRANTEE.
4. LAWS AFFECTING THE PROPERTY.

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**COOK COUNTY  
RECORDER OF DEEDS**