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APSA 3270346P
WOWE
SPECIAL WARRANTY DEED

Doc#. 1726818014 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2017 09:57 AM Pg: 1 of 4

Dec ID 20170901624113
ST/CO Stamp 0-832-760-768 ST Tax \$110.00 CO Tax \$55.00
City Stamp 1-642-858-432 City Tax: \$1,155.00

Property of Cook County Clerk's Office

THE GRANTOR, BERGER INVESTMENT GROUP LLC, an Illinois limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to B & B REALTY, INC., an Illinois corporation ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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 the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS," "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

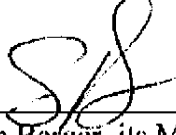
Permanent Real Estate Index Number: 20-27-208-018-0000

Address of Real Estate: 7206 S. Vernon Ave., Chicago, IL 60619 ("Real Estate")

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Dated the 18th day of September, 2017.

BERGER INVESTMENT GROUP LLC,
an Illinois limited liability company

By: 
Simon Berger, its Manager

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Simon Berger, Manager of BERGER INVESTMENT GROUP LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 18th day of September, 2017.




Notary Public

This instrument was prepared by:


Chad M. Poznansky, Esq.
Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, IL 60601

UPON RECORDING RETURN TO:

Jon Ehrenstrom, Esq.
580 Oakmont Lane
Westmont, IL 60559



SEND SUBSEQUENT TAX BILLS TO:

B & B REALTY, INC.
580 OAKMONT LANE
WESTMONT, IL 60559

REAL ESTATE TRANSFER TAX		25-Sep-2017
	CHICAGO:	825.00
	CTA:	330.00
	TOTAL:	1,155.00 *

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

REAL ESTATE TRANSFER TAX		25-Sep-2017
 	COUNTY:	55.00
	ILLINOIS:	110.00
	TOTAL:	165.00

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Exhibit A

Permitted Exceptions

1. General real estate taxes not due and payable as of the date hereof;
2. Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record;
3. Zoning laws and ordinances which conform to the present usage of the Real Estate;
4. Public and utility easements which serve the Real Estate;
5. Public roads and highways, if any;
6. Party wall rights and agreements, if any;
7. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

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LEGAL DESCRIPTION

LOT 2 IN BLOCK 2 IN LEE BROTHERS ADDITION TO PARK MANOR, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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