

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 0832626216 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2008 02:29 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **222 EAST PEARSON REO, LLC**, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State where the following described real estate is located,

(Reserved for Recorders Use Only)

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said limited liability company, covenants to warrant and defend said real estate against the lawful claims of persons claiming by, through, or under it and hereby GRANTS, BARGAINS, SELLS and CONVEYS to **FAHMEEDA BEGUM**, a ~~married~~^{single} person, and **KAMRAN RIAZ**, a single person, (collectively, "Grantee"), whose address is: 154 Somerset Road, Willowbrook, Illinois not in tenancy in common but as JOINT TENANTS, the following described real estate, situated in the City of Chicago, County of Cook to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number (PIN): 17-03-227-024-1180
Address of Real Estate: 222 E. Pearson, Unit 2209 Chicago, Illinois 60611

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the Condominium Declaration; (5) public, private and utility easements, (6) covenants, conditions and restrictions of record that do not adversely affect Purchaser's use of the Purchased Unit Ownership for residential purposes; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (10) matters over which the Title Insurer is willing to insure; (11) acts done or suffered by the Purchaser; (12) Purchaser's mortgage, if any; (13) the Lease, if any, to which Purchaser is to take subject pursuant to Paragraph 9 above; and (14) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for waterways, roads and highways, if any.

THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
567914 \$3,475.50
11/21/2008 11:31 Batch 07271 98



MGR
Lawyers Unit #03308 Case# 1071266 Tax

UNOFFICIAL COPY

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal this 7 day of Nov, 2008.

222 East Pearson REO, LLC
a Delaware limited liability company

By: **222 East Pearson, LLC**
a Delaware limited liability company

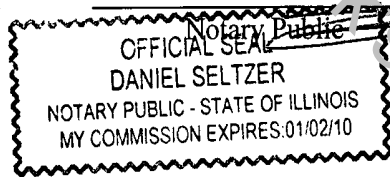
By: [Signature]
Name: **ARJUN RANGARAJAN**
Its: Authorized Agent of 222 East Pearson, LLC

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Arjun Rangarajan as Authorized Agent of **222 East Pearson, LLC**, a Delaware limited liability company, personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said limited liability company, for the uses and purposes herein set forth.

GIVEN under my hand and official seal, this 7 day of Nov 2008.

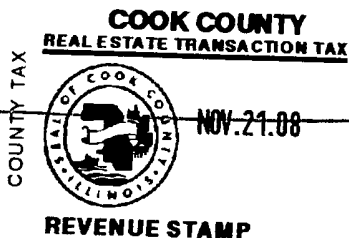
Commission expires 1-2 2010



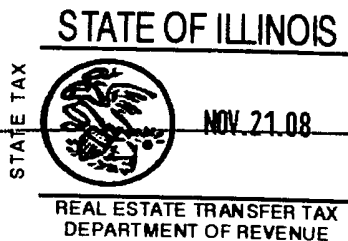
This instrument prepared by:
Daniel Seltzer, Attorney at Law, 1010 Lake Street, Suite 424, Oak Park, IL 60301

After Recording Mail to:
Gerald R. Crossfield
3501 E. 106th St
#208
Chicago, IL 60642

SEND SUBSEQUENT TAX BILLS TO:
FANNEDOR BEVAN
154 Somersset Blvd
Willowbrook, IL 60527



REAL ESTATE TRANSFER TAX
0016550
FP 103042



REAL ESTATE TRANSFER TAX
0033100
FP 103037

UNOFFICIAL COPY

Parcel 1:

Unit **2209** in 222 East Pearson Condominium as delineated on a survey of part of the following described parcel of real estate:

Lots 85, 86, 87 and 88 (except the north 8.0 feet of said lot 88 taken for alley) in Lake Shore Drive Addition to Chicago, a subdivision of parts of blocks 14 and 20 in Canal Trustees' Subdivision of the south fractional 1/4 of fractional section 3, township 39 north, range 14 east of the third principal meridian in Cook County, Illinois; which survey is attached as an exhibit to the declaration of condominium recorded as document number 0534018034, together with said unit's undivided percentage interest in the common elements.

Parcel 2:

the exclusive right to the use of a parking right easement, as set forth in paragraph 10 of the declaration of condominium recorded as document number 0534018034

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Index Number (PIN):

17-03-227-024-1180

Address of Real Estate:

222 E. Pearson, Unit **2209** Chicago, Illinois 60611