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Doc#: 0915205113 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2009 12:33 PM Pg: 1 of 4

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

COVER PAGE

This Page Is Being Added To Allow For Recording Stamp

After Recording

Mail To:

Forum Title Insurance Company
33 W. Monroe Street; Suite 1150
Chicago, IL 60603
312-924-7355

C.J.
4

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SPECIAL WARRANTY DEED

Mail to:

Daniel Lawer PC
1424 W. Division
Chicago, IL 60647

Grantees Address and

Send subsequent tax bills to:

JM & PM Properties, LLC
2436 N. Western Ave
Chicago IL 60647

City of Chicago

Dept. of Revenue

579498

05/26/2009 14:35 Batch 00781 95



Real Estate

Transfer Stamp

\$1,239.00

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 27th day of April, 2009, between HSBC MORTGAGE SERVICES, INC., a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and JM & PM PROPERTIES, LLC, a limited liability company, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, LIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 13-11-403-064-1002

ADDRESS(ES): 5058 NORTH KIMBALL AVENUE, UNIT 1, CHICAGO, IL 60625

STATE TAX

STATE OF ILLINOIS

MAY.28.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000042824

REAL ESTATE TRANSFER TAX

00118.00

000000000

FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY.28.09

REVENUE STAMP

0000055109

REAL ESTATE TRANSFER TAX

00059.00

000000000

FP 103042

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 5058-1 IN 5058 N. KIMBALL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 53 (EXCEPT THE SOUTH 5 FEET) AND THE SOUTH 10.47 FEET OF LOT 54 IN KRON'S SUBDIVISION OF THE EAST HALF OF BLOCK 7 AND THE EAST HALF OF BLOCK 10 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 50 FEET OF THE WEST 158 FEET OF THE NORTH 183 FEET OF THE EAST HALF OF BLOCK 7 AFORESAID AND EXCEPT STREETS HERETOFORE DEDICATED); WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 21, 2006 AS DOCUMENT 0608034035, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 21, 2006 AS DOCUMENT 0608034035.

P.I.N. (S): 13-11-403-064-1002

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