

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

ST. SI ECIAL WARRANTY DEED

> COVER PAGE owh. 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

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SPECIAL WARRANTY DEED

Mail to:

Daniel Layer PC 1424 W. Division Chicago, It GOGY 7

Grantees Address and

Send subsequent tax bills to:

Ju & PM Properties, LLC 2436 N. Western Aue Checks TL Gebyl7 City of Chicago Dept. of Revenue 579498

Real Estate Transfer Stamp \$1,239.00

05/26/2009 14:35 Batch 00781 95

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

day of April, 2009, between HSBC THIS INDENTURE made this 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 of & 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 a knowledged, and pursuant to authority of the Board of Directors of said comporation, by these presents does REMISE, RELEASE, LIEN AND CONVEY anto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all Lie 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, EASEWENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

hereditaments Together with all and appurtenances in otherwise appertaining, and belonging, orthe 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 above described premises, with the hereditament 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









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IN WITNESS WHEREOF, said party of the first part has caused its name
to be signed to by its (Office),
(Name), and attested to by its
(Office), (Name), the day
and year first above written.
BY: HSBC MORTGAGE SERVICES, INC.
By: Yanet Ramirez Asst. Secretary
State of California)) SS.
County of Los Angeles)
on 4-27-09 refore me, Mulica Toltan, personally appeared Murica Toltan and
Yanet Ramirez , who proved to me on the basis of
satisfact Asst. Secretarice to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that ry his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
persons acted, executed the instrument.
resource account one amount of the control of the c
I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Janana Language Committee
TAMI FLORES Commission # 1832925
Notary Public - California
Los Angeles County 🙎
My Comm. Expires Jan 24, 2013
Mar annual and an annual an annual and an annual an annual and an annual an annual and an annual an annual and an annual an annual and an annual an annual and an annual and an annual and an annual and an annual
My commission expires on, 2009.
This instrument was propared by Pussell C. Wirbicki 33 W. Monroe

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

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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 FILT 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 CWNTRSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 21, 2006 AS DOCUMENT 0608034035, AS AMENDED FROM TIME TO TIME, LOGETHER 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 DECLERATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED MARCH 21, 2006 AS DOCUMENT 0608034035. 12 C/

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

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