

UNOFFICIAL COPY

mail to + mail Tax Bill to:
Piorun Properties LLC.
845 W. Fulton
Chicago IL 60607



Doc#: 0925826073 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2009 10:21 AM Pg: 1 of 3

4300

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that CITIMORTGAGE, INC., duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, CONVEY and SELL to PIORUN PROPERTIES, LLC, address: 845 West Fulton, Chicago, Illinois, GRANTEE(S), all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1: UNIT 1 IN 851 E. 63RD PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 (EXCEPT THE EAST 5 FEET THEREOF) IN BLOCK 3 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 1, 2, AND 3 OF WILLIAM HALE THOMSON'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT THE DECLARATION OF CONDOMINIUM RECORDED MARCH 20, 2007 AS DOCUMENT NUMBER 0707915090, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0707915090, AS AMENDED.

Commonly known as: 851 EAST 63RD PLACE #1, CHICAGO, ILLINOIS 60637
Permanent Index No: 20-23-101-011-0000

FATC-1881643

To Have and To Hold the said premises unto the said GRANTEE(S), subject only to:

- (a) general real estate taxes for the 2nd installment 2008 and subsequent years; and
- (b) provisions, conditions, covenants, restrictions, assessments, easements as created by the Declaration of Condominium recorded March 20, 2007 as Document Number 0707915090, and any amendments thereto; provisions, conditions and limitations as created by the Condominium Property Act.

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

SEP. -3.09

STATE TAX

000006987

REAL ESTATE TRANSFER TAX
 0002000
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

SEP. -3.09

COUNTY TAX

00000598

REAL ESTATE TRANSFER TAX
 0001000
 FP 103028

REVENUE STAMP

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

SEP. -3.09

CITY TAX

000006105

REAL ESTATE TRANSFER TAX
 0021000
 FP 102812

UNOFFICIAL COPY

the exemption of homesteads from sale on execution or otherwise.

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE(S), only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this 4 day of ~~July~~^{Aug.}, 2009.

CITIMORTGAGE, INC., by FIRST AMERICAN ASSET CLOSING SERVICES, its attorney in fact

By: [Signature]
Reche Avalos, LP

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

I, Rechele L Manning, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Reche Avalos, personally known to me to be the officer of CITIMORTGAGE, INC., and 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 as such officer, (s)he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation as his/her free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 4 day of ~~July~~^{Aug.}, 2009.

[Signature]
Notary Public

