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Mail to t mail Tax Bill to: Prorun Properties LSC. 845 W. Fulton Chicago 12 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

to:

SPECIAL WARRANTY DEED

KNOW ALL ivisi 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: 855 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 S'JBDIVISION 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 THIFLD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIPT THE DECLARATION OF CONDOMINIUM RECORDED MARCH 20, 2007 AS DOCUMENT NUMBER 07/91/3090, 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

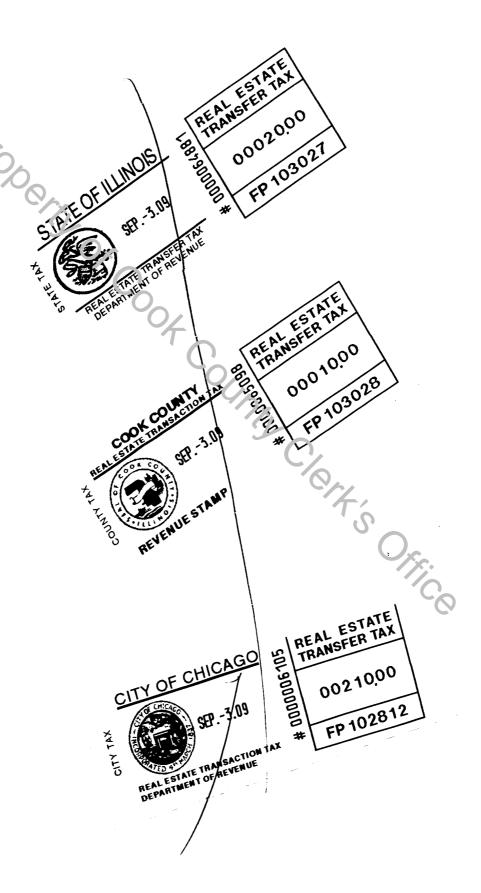
To Have and To Hold the said premises unto the said GRANTEE(S), subject only

- (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

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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 WITHESS WHEREOF, the said CITIMORTGAGE, INC, has caused these presents to be signed on its behalf, this _____ day of July, 2009.

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

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STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

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

I, <u>Recherce L Marrier</u>, a Notary Public in and for said County, in the State aforementioned, DO HEREBY—CERTIFY that <u>Menc Avollob</u>, personally known to me to be the officer of CITIMORTS AGE, 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

day of July, 2009.

Notary Public

RECHELLE L. MANNING COMM. #1674626 RECHELLE L. MANNING COMM. #1674626 RECHEVE PROPERTY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY My Comm Expires June 13, 2010