



Doc#: 1106841044 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2011 11:44 AM Pg: 1 of 2

THIS AGREEMENT, made this 8th day of February, 2011, between AURORA LOAN SERVICES, LLC, a corporation created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the State of Illinois, as GRANTOR, and ALI J. POORIAN, of 5125 N. Monticello Ave, Chicago, IL 60625, as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE(S), and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE(S), his heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged.

Permanent Real Estate Numbers: 13-12-226-021-1020
Address of the Real Estate: 2405 W BALMORAL AVE. UNIT 3G, CHICAGO, IL 60625

BOX 15

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its AVP, and, if applicable, to be attested by its AVP, the day and year first above written.

AURORA LOAN SERVICES, LLC
BY LPS ASSET MANAGEMENT SOLUTIONS, INC., AS
ATTORNEY IN FACT

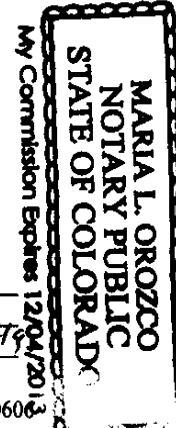
By Norma J. Duggan, AVP
Attest: Margaret M. Fegan, AVP

STATE OF Colorado,
COUNTY OF Jefferson) ss.

FIDELITY NATIONAL TITLE

On Feb 8, 2011 before me, Maria L Orozco, Notary Public, personally appeared Norma J Duggan AVP and Margaret M Fegan AVP, who proved to me on the basis of satisfactory evidence 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 by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Colorado that the foregoing paragraph is true & correct.

Given under my hand and official seal, this 8 day of Feb, 2011
Maria L Orozco
Notary Public
Commission Expires 12/4/2013



MAIL TO: ALI POORIAN
5250 N. BROADWAY #219
CHICAGO IL 60640
773-6160364

SEND SUBSEQUENT TAX BILLS TO:
ALI POORIAN
5250 N. BROADWAY #219
CHICAGO, IL 60640

773-6160364

FIDELITY NATIONAL TITLE 650564 F

SPS
SCV
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UNOFFICIAL COPY

PARCEL 1: UNIT NUMBER 2405-3G IN THE BALMORAL COURTS CONDOMINIUMS III, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP A LAND 16 1/2 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT; ALSO THE WEST 18.0 FEET OF THE SOUTH 84.74 FEET THEREOF (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING TAKEN AS A TRACT); LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVE. AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVE. WIDENED) ALSO A STRIP OF LAND 16.5 FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN TH NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708915044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE, PARKING SPACE P-2 AND STORAGE SPACE S-20, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID

CITY OF CHICAGO

CITY TAX



MAR.-2.11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000090

REAL ESTATE TRANSFER TAX
0031500
FP 102803

STATE OF ILLINOIS

STATE TAX



MAR.-2.11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005676

REAL ESTATE TRANSFER TAX
0003000
FP 102809

COOK COUNTY

COUNTY TAX



MAR.-2.11

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000005667

REAL ESTATE TRANSFER TAX
0001500
FP 326707

COOK COUNTY Clerk's Office