

UNOFFICIAL COPY

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Doc#: 1106835067 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/09/2011 11:57 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,
that the Grantor, SUNTRUST MORTGAGE,
INC., a corporation duly organized and
existing under and by virtue of the laws of
the State of Virginia and duly authorized to
transact business in the State where the
following described real estate is located,
for and in consideration of the sum of
One Dollar and other good and valuable
considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by
the Board of Directors of said corporation, CONVEYS and SELLS to Matt Cicich,

whose address is: 4522 N. Damen, Chicago, IL. 60625, the following described real estate,
situated in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 13-12-226-021-1019

COMMON ADDRESS: 2405 W. BALMORAL AVENUE, UNIT 3F, CHICAGO, IL. 60625

STM PROPERTY ID: PAM 390653

The grantor warrants to the grantee in title that it has not created, or permitted to be created, any
lien, charge or encumbrance against said Real Estate, and grantor covenants that it will defend
said premises to the extent of the warranties made herein against lawful claims of all persons
claiming by, through or under grantor. Subject To: covenants, conditions and restrictions of
record, building lines, easements and other matters set forth on subdivision plat, and to General
Taxes for 2010 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents.

SUNTRUST MORTGAGE, INC.

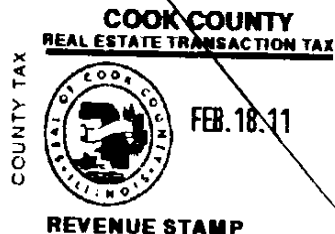
By: [Signature]

Attest: _____

Title: Authorized officer

This 16 day of December, 2010

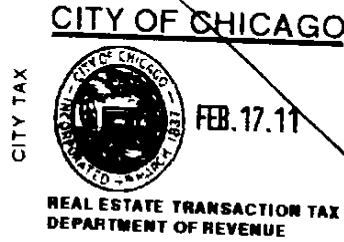
S Y
P 3
S N
SC Y
INT MB



# 0000000212	REAL ESTATE TRANSFER TAX
	0001750
	FP 102810

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

UNOFFICIAL COPY



REAL ESTATE TRANSFER TAX
0036750
FP 102807

0000029469

STATE OF Colorado }
 SS
 COUNTY OF Denver }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Jackie A. S. Slem personally known to me to be the duly authorized representative of SunTrust Mortgage Inc., a Virginia Corporation, and _____ the attesting representative both personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such representatives, of SunTrust Mortgage Inc., a Virginia Corporation, signed and delivered the said instrument, of said grantor corporation, pursuant to authority, given by the Board of Directors of said corporation as their 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 Notarial Seal this 16 day of Dec 2010.

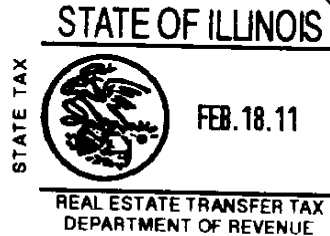
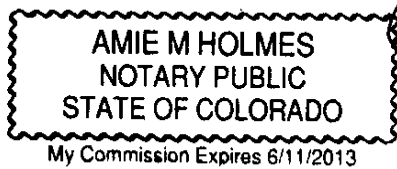
[Signature]
 Notary Public

My commission expires:

Future Taxes to Property Address
 OR to:

Return this document to:

→ Matt B. Eich
4522 N. Damen, Apt 1D
Chicago, IL 60625



REAL ESTATE TRANSFER TAX
0003500
FP 102804

000002361

STM Property Id: PAM 390653
 2405 W. Balmoral Ave., Unit 3F, Chicago, IL. 60659
 This Instrument was Prepared by: Lipsky & Tobias, Attorneys at Law
 Whose Address is 355 W. Dundee, #200, Buffalo Grove, IL 60089.

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2405-3F IN THE BALMORAL COURTS CONDOMINIUMS III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART 1 OF PARCEL "A"

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 OF 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 SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT LYING EAST 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 NORTHEAST 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

PART 2 OF PARCEL "A"

THE WEST 18 FEET OF THE SOUTH 84.74 FEET (AS MEASURED ALONG THE SOUTH AND WEST LINES) OF THE FOLLOWING, TAKEN AS A TRACT:

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 WIDENED) ALSO A STRIP OF 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 THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915044, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P6 AND STORAGE SPACE S19, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915044.

COMMONLY KNOWN AS: 2405 W. Balmoral Avenue, Unit 3F, Chicago, Illinois 60625
PAM 390653