

# UNOFFICIAL COPY

8839194 D2 SLG 2083

AFTER RECORDING RETURN TO:



WARREN SKORA  
7101 N. Western Av  
Chicago, IL 60645

Doc#: 1109404018 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2011 08:35 AM Pg: 1 of 2

PERMANENT INDEX NUMBER:

17-09-222-021-1007

PROPERTY ADDRESS:

319 W. Erie, Unit 4  
Chicago, Illinois ~~60618~~ 60654

## SPECIAL WARRANTY DEED

THIS INDENTURE is made as of March 29, 2011 between PB IL OREO, LLC, an Illinois limited liability company, having an address of 70 W. Madison Street, Suite 200, Chicago, Illinois 60602 ("Grantor"), and ASHISH SONI, having an address of 5 S. Wabash Avenue, Chicago, Illinois 60603 ("Grantee");

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, SELL AND CONVEY unto the Grantee, its successors and assigns, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, and described as follows:

Unit Number 4 in the 319 W. Erie Condominium, as delineated on a survey of the following described tract of land:

Lots 2, 3 and 4 in Martin's Subdivision of Block 14 and the West 1/2 of Block 12 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0624110074; together with its undivided percentage interest in the common elements in Cook County, Illinois.

The exclusive right to the use of parking spaces P-3, P-11 and P-12, as limited common elements as delineated on the Plat of Survey recorded August 29, 2006 as Document 0624110074, in Cook County, Illinois.

S Y  
P 2  
S N  
SC Y  
INT Y

Grantor hereby covenants, promises and agrees, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any

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manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

This conveyance is made subject to real estate taxes not yet due and payable, easements, conditions and other restrictions of record, condominium declaration, zoning laws and ordinances, and public streets and alleys.

IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

STATE TAX

**STATE OF ILLINOIS**

MAR. 30. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

MAR. 30. 11

REVENUE STAMP

# 000001296

**REAL ESTATE TRANSFER TAX**

0119900

FP 103024

# 000001308

**REAL ESTATE TRANSFER TAX**

0059950

FP 103022

PB IL OREO, LLC

By: PB Real Estate, LLC, its sole member

By: *James Thompson*  
 Its: Managing Director

By: *J.C. Barth*  
 Its: Managing Director

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

The undersigned, *Mary Jo Barth*, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *James Thompson* and *Mary Jo Barth*, 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 they signed and delivered the said instrument as their and voluntary act, on behalf of PB Real Estate, LLC, as the sole member of PB IL OREO, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29<sup>th</sup> day of March, 2011.

*Mary Jo Barth*  
 Notary Public



This instrument was prepared by: H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth, Frankfort, Illinois 60423

CITY TAX

**CITY OF CHICAGO**

MAR. 30. 11

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002615

**REAL ESTATE TRANSFER TAX**

1258950

FP 103023