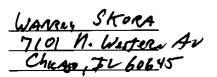
## **UNOFFICIAL COPY**

AFTER RECORDING RETURN TO:



11294646180

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 600 20 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, neving 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 ail 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 Plock 12 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 lyorth, 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 Z Y SC Y INT CZ

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

## **UNOFFICIAL COPY**

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.

PB IL OREO, LLC

By: PB Real Estate, LLC, its sole member

WAR.30.11

By: Managing Director

Managing Director

COOK COUNTY
REAL ESTATE TRANSACTION TAX

HAR. 30.11

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0059950

# FP 103022

)SS

STATE OF ILLINOIS'

COUNTY OF COOK

GIVEN under my hand and official seal this day of March, 2011.

Notary Public

Official Seal Mary Jo Barth Notary Public State of Illinois My Commission Expires 11/13/2012

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

CITY OF CHICAGO

KAR.30.11

DEPARTMENT OF REVENUE

ESTATE TRANSACTION

REAL ESTATE TRANSFER TAX 12589,50 FP 103023