

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS) JOINT TENANCY



Doc#: 1110504020 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/15/2011 09:08 AM Pg: 1 of 3

THIS INDENTURE, made this 18 th day of March , 2011, between,

JWS CHARTER SPECIAL ASSETS, LLC

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

SPACE FOR RECORDER'S USE ONLY

MICHAEL CHRISTODOULOU  
AND MONICA BRENTANOS  
7741 N. Nora, Niles, IL 60714

**SECURITY NATIONAL TITLE**

BOX 15

party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit Number 212 in The Balmoral Plaza Condominium, as delineated on a survey of the following described real estate: Lots 980 to 984 in William H. Britigan's Budlong Woods Golf Club Addition No. 3, being a Subdivision of part 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 as Exhibit "A" to the Declaration of Condominium recorded as Document Number 26370707, together with its undivided percentage interest in the common elements.

TO HAVE AND TO HOLD said premises not in tenancy in common, but in Joint Tenancy forever

Permanent Real Estate Index Number(s): 13-12-214-052-1057

Address(es) of real estate: 2606 W. Balmoral, #212, Chicago, Illinois 60625

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, 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, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

Subject only to: General Real Estate Taxes for 2010 and subsequent years; covenants, conditions and restrictions of record; building lines and easements so long as they do not interfere with the current use and enjoyment of the real estate; Lease dated 4/27/09 between Joseph Yoon, Lessor and Saflullah Hassanzada and Weeda Azizi, Lessee

FNTIC-13013914

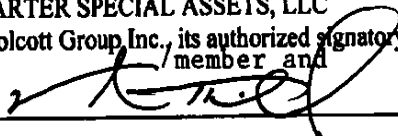
REC'D  
APR 15 2011  
10:27 AM

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signers the day and year first above written.

JWS CHARTER SPECIAL ASSETS, LLC  
by The Wolcott Group Inc., its authorized signatory  
member and

By: \_\_\_\_\_

By: 

Print Name: \_\_\_\_\_

Print Name: Victor Michel, Treasurer

Title: authorized signer

Title: authorized signer

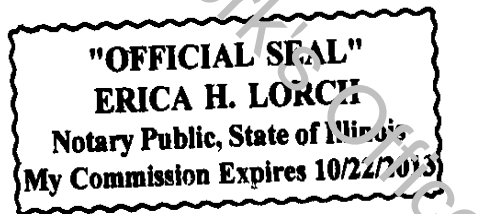
STATE OF ILLINOIS }  
COUNTY OF COOK }SS.

I, the undersigned, a Notary Public in and for the County and Province aforesaid, DO HEREBY CERTIFY, that Victor Michel, personally known to me to be the authorized signer of Treasurer and The Wolcott Group, and personally known to me to be the authorized signer of said limited liability company 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 severally acknowledged that as such authorized signer, signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of said limited liability company, as the free and voluntary act, and deed of said limited liability company for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS  
DAY OF MARCH 18, 2011 .

  
NOTARY PUBLIC

Commission expires: 10/22/2013



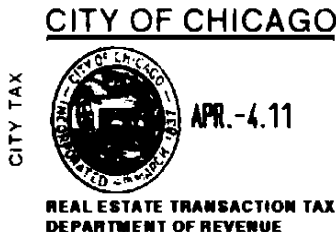
THIS INSTRUMENT WAS PREPARED BY:  
ADAM J. POTERACKI, DiMonte and Lizak LLC  
216 Higgins Rd., Park Ridge, IL 60068

MAIL TO:

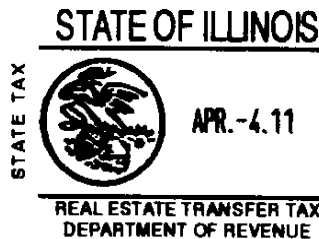
Michael Christodoulou  
7741 N. Nora Ave.  
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:

Michael Christodoulou  
7741 N. Nora Ave.  
Niles, IL 60714



REAL ESTATE TRANSFER TAX
0047250
FP 102803



REAL ESTATE TRANSFER TAX
0004500
FP 102809

# UNOFFICIAL COPY



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

6767 N. MILWAUKEE AVE #208, NILES, ILLINOIS 60714


PHONE: (847) 588-0300  
FAX: (847) 588-1744

ORDER NUMBER: 2010 013013914 SCF  
STREET ADDRESS: 2606 W. BALMORAL  
UNIT 212

CITY: CHICAGO COUNTY: COOK COUNTY  
TAX NUMBER: 13-12-214-052-1057

### LEGAL DESCRIPTION:

UNIT NUMBER 212 IN THE BALMORAL PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 980 TO 984 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26370707 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
APR.-4.11  
REVENUE STAMP

578500000  
# 000005845  
REAL ESTATE  
TRANSFER TAX  
0002250  
FP326707