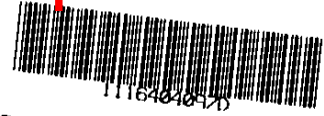


UNOFFICIAL COPY



SPECIAL WARRANTY DEED

(Illinois)

Corporation to Individual

Doc#: 1116404097 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2011 01:42 PM Pg: 1 of 3

Record 2nd
77148354

When Recorded Return To:
Indecomm Global Services
2923 Country Drive
St. Paul, MN 55117

GRANTOR, ~~the~~ Bank, FSB, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to:

to Philip
Philip Vallancourt *a single man* P.V.
660 Wayman, Chicago, IL 60661

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Address(es) of Real Estate: 1033 West Monroe Street Unit 3, Chicago, IL 60607

Permanent Real Estate Index Number(s): 17-17-211-040-1003

SUBJECT TO THE FOLLOWING EXCEPTIONS, IF ANY:

Liens for all current general and special real property taxes and assessments not yet due and payable; Covenants, conditions, restrictions, reservations, rights of way, and easements of record; New mortgages or any acts of Grantee(s); Any facts an accurate survey and/or personal inspection of the property may disclose; Any laws, regulations, ordinances (including but not limited to zoning, building environmental) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by any governmental body, or the effect any noncompliance with, or violation thereof; and Rights of existing tenants and/or occupants of the Property.

GRANTOR warrants to GRANTEE and his successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and GRANTOR covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

10-04668C

City of Chicago
Dept. of Revenue
611986



Real Estate
Transfer
Stamp
\$3,202.50

5/26/2011 9:22

dr00347

Batch 2,892,064

S Y
P 13
S _____
SC 10
INT 10

UNOFFICIAL COPY

Signed this 18 day of April, 2011.

By [Signature]
ING BANK, FSB
Ximena Wolf
Asst Vice-Pres

State of Florida, County of Broward ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ximena Wolf 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 acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of April, 2011.

PLACE NOTARY SEAL HERE

* Commission expires 4-22 2011.

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD665856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

Prepared by: Brent W. Terry, Attorney at Law, 9450 Bryn Mawr Ave., Rosemont, IL 60018

~~MAIL TO:
Phillip Vaillancourt
Name
1033 W. MONROE #3
Address
Chicago, IL 60607
City/State/Zip~~

SEND SUBSEQUENT TAX BILLS TO:
~~Same~~
Philip Vaillancourt
Name
1033 West Monroe Street, Unit 3
Address
Chicago, IL 60607
City/State/Zip

10-04668C

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JUN. 13. 11
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000002189
0015250
FP 103042

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 3, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1033 WEST MONROE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0824838027, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0824838027, AFORESAID.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0505438109, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-17-211-010-1033

For informational purposes only, the subject parcel is commonly known as:

1033 West Monroe Street Unit 3, Chicago IL 60607

REAL ESTATE TRANSFER TAX	0030500	FP 103037
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1782000000 #



U01992541

1653 5/31/2011 77148354/2

STATE OF ILLINOIS



STATE TAX

JUN. 13. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Burnet Title • 9450 Bryn Mawr Avenue, Suite 700 • Rosemont, IL 60018