

# UNOFFICIAL COPY

10-05871



## SPECIAL WARRANTY DEED

(Illinois) (3)

Corporation to Individual

Doc#: 1117304026 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/22/2011 09:12 AM Pg: 1 of 3

77115891

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

GRANTOR, INC 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:

Kyle Martin  
671 W. Gregory, Chicago, IL 60640  
(Name and Address of Grantees)

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: 4350 North Broadway Street Unit 905 & P-87, Chicago, IL 60613

Permanent Real Estate Index Number(s): 14-17-403-056-1041, 14-17-403-056-1042, and 14-17-403-056-1200

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 non-compliance 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.

10-05871

City of Chicago  
Dept. of Revenue  
611348



Real Estate  
Transfer  
Stamp  
\$1,417.50

5/4/2011 10:10

dr00766

Batch 2,791,053

SPS  
SC  
INT

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Signed this 4 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 4 day of April, 2011.

PLACE NOTARY SEAL HERE

Commission expires 4-22, 2011  
[Signature]  
NOTARY PUBLIC

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

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

~~MAIL TO:  
Kyle Martin~~

~~Name  
4350 North Broadway Street Unit 905 & P-87~~

~~Address  
Chicago, IL 60613-60613 (PX)~~

~~City/State/Zip~~

SEND SUBSEQUENT TAX BILLS TO:

Kyle Martin

Name

4350 North Broadway Street Unit 905 & P-87

Address

Chicago, IL 60613

City/State/Zip

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## EXHIBIT A

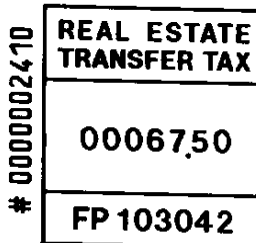
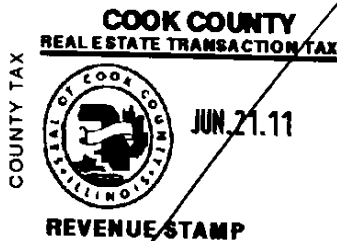
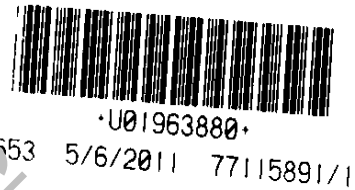
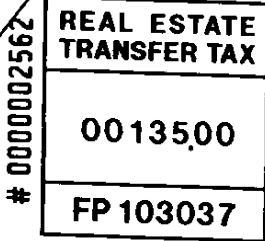
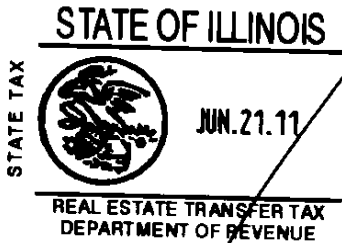
### LEGAL DESCRIPTION

UNIT 905 AND P-87 IN BUENA POINTE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 4 IN BLOCK 2 IN BUENA PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 26, 2004, AS DOCUMENT NO. 0405732139, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-17-403-056-1041, 14-17-403-056-1042 and 14-17-403-056-1200

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

4350 North Broadway Street Unit 905 & P-87, Chicago, IL 60613



FIDELITY NATIONAL TITLE INSURANCE COMPANY

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