



Doc#: 1121042044 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2011 11:21 AM Pg: 1 of 2

**SPECIAL
WARRANTY
DEED**

THE GRANTOR

**PB AND J XIII, LLC, an
Illinois limited liability
company**

1120591-27
Toda: 0

for and in consideration of Ten and
00/100 (\$10.00) DOLLARS, and
other good and valuable
consideration in hand paid, and
pursuant to authority given by its
authorized representatives,

①

CONVEYS AND WARRANTS TO

ANDREW J. BAALFUD, a single man

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

Parcel 1: Unit 1E in the Armitage Pointe Condominium, as delineated on a survey of the following described real estate: Lots 18, 19 and 20 in Block 4 in Pierce's addition to Holstein, a Subdivision in the Southwest ¼ of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian. Which survey is attached as Exhibit "A: to the Declaration of condominium recorded July 31, 2008 as Document 0821345068, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of parking space P-1, a limited common element, as delineated on the survey attached to the aforesaid declaration of condominium.

Commonly Known As: 2317 W Armitage, Unit 1E
Chicago, Illinois 60613

P.I.N.: 14-31-301-044-1001

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.

DATED this 12th Day of July, 2011

**PB AND J XIII, LLC,
an Illinois limited liability company**

S Y
P 2
S N
SC Y
INT Y

Box 400-CTCC

By:
Mark Shekerjian
MARK A. SHEKERJIAN
AUTHORIZED AGENT OF SOLE MEMBER

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Shekerjian is known to me to be the authorized representative of PB AND J, LLC, as subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th Day of July, 2011.



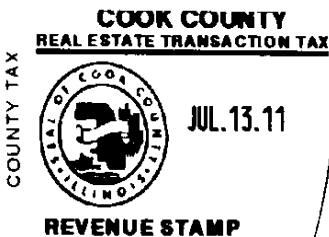
This instrument was prepared by: Thomas S. Moore
111 W. Washington Street, Suite 1100
Chicago, IL 60602

MAIL TO: Mark Cahan, Esq.
2924 N Lincoln, Suite 200
Chicago, IL 60657

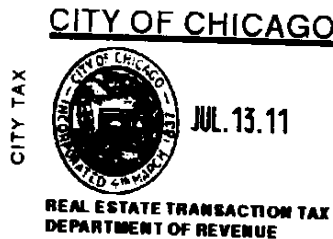
SEND TAX BILLS TO:
Andrew Baalrud
2317 W Armitage, Unit 1E
Chicago, IL 60613



0000001615
REAL ESTATE TRANSFER TAX
0028100
FP 103024



0000001627
REAL ESTATE TRANSFER TAX
0014050
FP 103022



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