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Doc#: 1126626259 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/23/2011 10:33 AM Pg: 1 of 4

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

THIS AGREEMENT, made this 31st day of August 2011 between 235 W. Van Buren Development Corporation, an Illinois corporation, duly authorized to transact business in the State of Illinois, ("Grantor"), and, Anna Gevorkyan and Sargis Mkrtchakanyan, * AS JOINT TENANTS, ("Grantees"), WITNESSETH, that the ("Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said Corporation by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

* wife and husband SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim, the same, by through or under it, it WILL WARRANT AND DEFEND, subject to:

SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantees, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): Part of 17-16-238-017-0000

Address of Real Estate: 235 W. Van Buren, Unit 2517, Chicago, IL 60607

Attorneys' Title Guaranty Fund
1 S. Dearborn Rd., STE 2400
Chicago, IL 60605
Title Search Department

S ✓
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SC ✓
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110995900075

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this 21st day of August, 2011.

235 W. Van Buren Development Corporation,
an Illinois corporation

By: [Signature]
Name: Cindy Wrona
Its: Vice President

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona, personally known to me to be Vice President of 235 W. Van Buren Development Corporation, an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such Vice President she signed and delivered the said instrument as her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 21st day of August, 2011

REAL ESTATE TRANSFER TAX	02362.50	FP326650
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5860000000 #

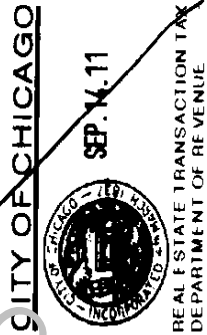
Commission expires:

[Signature]
Notary Public



This instrument was prepared by:

Elizabeth Colsant O'Brien
Stahl Cowen Crowley Addis LLC
55 W. Monroe
Chicago, IL 60603



MAIL TO:

Anna Gevorkyan
3700 Cole Ave # 407
Dallas, TX 75204

SEND SUBSEQUENT TAX BILLS TO:

Anna Gevorkyan
Sargis Mnatsakanyan
235 W. Van Buren, Unit 2517
Chicago, Illinois 60607

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 14. 11

REVENUE STAMP

0000003909

REAL ESTATE
TRANSFER TAX

0011250

FP326665

STATE OF ILLINOIS

STATE TAX



SEP. 14. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004174

REAL ESTATE
TRANSFER TAX

00225.00

FP326652

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

UNIT 2517 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number:

Property ID: 17-16-238-017-0000

Property Address:

235 W. Van Buren Street-Unit 2517
Chicago, IL 60607

Property of Cook County Clerk's Office

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Liens and other matters of title over which the title insurer is willing to insure without cost to grantees.
3. Applicable zoning and building laws or ordinances.
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 236 W. Van Buren Condominiums, including any and all amendments and exhibits thereto.
5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
6. The Condominium Property Act of Illinois.
7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Grantees or anyone claiming by, through, or under Grantees.
10. Utility easements whether recorded or unrecorded.
11. Schedule B exceptions listed in Attorney's Title Guaranty Fund, Inc. Commitment Number 110995900075.