

UNOFFICIAL COPY



Doc#: 1127633008 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2011 08:20 AM Pg: 1 of 3

STS 12/03/11 Sale a/cnd

SPECIAL WARRANTY DEED

This Agreement, made this 27th day of July, 2011, between AURORA LOAN SERVICES, LLC, a corporation created and existing under and by virtue of the laws of the State of IL, and duly authorized to transact business in the State of Illinois, party of the first part, and

Piorun Properties, LLC, an Illinois Limited Liability Company, 845 West Fulton Market, Chicago, IL 60607, party of the second part,

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

**** See Legal Description Attached ****

Permanent Index Number(s): 20-24-410-026-1006

Commonly Known As: 6837 S Merrill Ave 3, Chicago, IL 60649


SUBJECT TO: covenants, conditions and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements

Together with all and singular the herditaments 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 party of the first part, either in law or equity, of, in and to the above described premises, with the herditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

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. His/her/their 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.

S Y
P 3
S N
SC Y
INT 4

CITY OF CHICAGO




SEP.21.11

**REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE**

000001917

REAL ESTATE TRANSFER TAX
0023625
FP 102805

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



SEP.21.11

REVENUE STAMP

0000010687

REAL ESTATE TRANSFER TAX
0001125
FP 102802

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

By: [Signature]
AURORA LOAN SERVICES, LLC BY CORELOGIC REO SERVICES, A DIVISION OF CORELOGIC
DEFAULT INFORMATION SERVICES, LLC, AS ATTORNEY IN FACT

State of COLORADO)
County of DENVER) SS.

I, SUZANNE STOLOW, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JEFFREY KITCHENS, personally known to me to be the Authorized Representative of AURORA LOAN SERVICES, LLC BY CORELOGIC REO SERVICES, A DIVISION OF CORELOGIC DEFAULT INFORMATION SERVICES, LLC, AS ATTORNEY IN FACT, a Corporation, and 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 severally acknowledged that as such Authorized Representative, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.


Given under my hand and official seal, this 27th day of July, 2011.

[Signature]
Notary Public

SUZANNE STOLOW
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 4, 2014

3/4/2014
My Commission Expires

This instrument Prepared by:
Porestivo & Associates, P.C.
223 W. Jackson Blvd, Suite 610
Chicago, IL 60606

STATE OF ILLINOIS
STATE TAX  SEP. 21. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012852
REAL ESTATE
TRANSFER TAX
0002250
FP 102808

Mail to:
Piorun Properties, LLC, an Illinois Limited Liability Company
845 West Fulton Market
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:
Piorun Properties, LLC
845 W Fulton #202
Chicago, Illinois 60607

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STREET ADDRESS: 6837 S MERRILL AVENUE

UNIT 3

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 20-24-410-026-1006

LEGAL DESCRIPTION:

UNIT NUMBER 6837-3 IN THE 6835-7 S. MERRILL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 20 FEET OF LOT 16 AND THE NORTH 40 FEET OF LOT 17 IN FIRST ADDITION TO BRYN MAWR HIGHLANDS SUBDIVISION IN THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 500 1/2 FEET ALSO EXCEPT THE EAST 1/8, ALSO EXCEPT THE STREETS) IN SECTION 24, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634715073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-4 AND STORAGE SPACES AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2006 AS DOCUMENT 0634715073.