

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL TO:

Anastas Shkurti
Veverka, Rosen & Haugh
180 N. Michigan Ave., Ste. 900
Chicago, IL 60601



Doc#: 1129040077 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/17/2011 12:41 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Orsogna Group, LLC
6522 Lincoln
Lincolnwood, IL 60712

THIS Special Warranty Deed, made as of the 28 day of September, 2011, between PB IL OREO, LLC, an Illinois limited liability company, ("Grantor"), and ORSOGNA GROUP, LLC, an Illinois limited liability company ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does GRANT, SELL AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook, the State of Illinois, known and described as follows, to wit:

PARCEL 1: UNITS 7525-MG, 7527-OG, 7531-T1, 7531-S1, 7531-SG AND 7533-QG, AND THE RIGHTS TO USE LIMITED COMMON ELEMENTS P-1, P-7, P-17, P-18, P-19, P-35, P-36, P-37, P-38, P-39, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EASTWOOD MANOR CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0400710140, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 30 TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND SUPPORT AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0400710140, AS AMENDED FROM TIME TO TIME.

PIN	Street Address
11-30-400-028-1036	7527 N Damen Ave 7527-OG, Chicago, IL 606045
11-30-400-028-1044	7531 N Damen Ave 7531-T1, Chicago, IL 60645
11-30-400-028-1042	7531 N Damen Ave 7531-S1, Chicago, IL 60645
11-30-400-028-1041	7531 N Damen Ave 7531-SG, Chicago, IL 60645
11-30-400-028-1046	7533 N Damen Ave 7533-QG, Chicago, IL 60645

Box 400-CTCC

3093 LYNES # 88-66-323-D1

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INTC.F

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11-30-400-028-1031

7525 N Damen Ave 7525-MG, Chicago, IL 60645

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 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 Grantee.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 incumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to (a) covenants, conditions and restrictions of record; (b) private, public and utility easements of record and roads and highways, if any, (c) special governmental taxes or assessments for improvements not yet completed, (d) unconfirmed special governmental taxes or assessments; (e) matters that would be shown by a survey of said premises; (f) general taxes for the year 2010 and subsequent years which are not yet due and payable; (g) to matters created or arising by parties claiming by, through or under Grantee (h) the rights of tenant, at the Property and (i) the Condominium Documents (as defined in the Real Estate Sales Contract pursuant to which this special warranty deed is delivered).

[Signature Page Follows]

County Clerk's Office

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Directors, the day and year first above written.

PB-IL OREO, LLC,
an Illinois limited liability company

By: [Signature]

Name: EDWARD COBERT

Its: Managing Director

By: [Signature]

Name: James Thompson

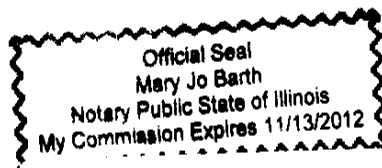
Its: Managing Director

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 Edward Cobert and James Thompson, each personally known to me to be a Managing Director of PB IL OREO, LLC, an Illinois limited liability company, 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 acknowledged that as such Managing Directors, they signed and delivered the said instrument, pursuant to authority given by the said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of September, 2011.

[Signature]
Notary Public



[NOTARIAL SEAL]

My Commission Expires:

NAME & ADDRESS OF PREPARER:
John R. Grier, Esq.
The Grier Law Firm
1000 Hillgrove Avenue, Suite 250
Western Springs, Illinois 60558

REAL ESTATE TRANSFER 09/29/2011



CHICAGO: \$963.75
CTA: \$385.50
TOTAL: \$1,349.25

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REAL ESTATE TRANSFER 09/29/2011



COOK \$64.25
ILLINOIS: \$128.50
TOTAL: \$192.75

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