

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### AFTER RECORDING MAIL TO:

Bharuch LLC  
9739 W Irving Park Road  
Schiller Park, Illinois 60176

### NAME AND ADDRESS OF TAXPAYER:

Bharuch LLC  
9739 W Irving Park Road  
Schiller Park, Illinois 60176



Doc#: 1131146493 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/07/2011 11:31 AM Pg: 1 of 4

**PB AND J IX, LLC**, an Illinois limited liability company, Grantor, on November 1, 2011, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **BHARUCH LLC**, an Illinois limited liability company, as Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made a part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it **TO HAVE AND TO HOLD** the premises **FOREVER**.

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or charge the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, **THAT Grantor WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, subject only to the exceptions stated on Exhibit B.

**IN WITNESS WHEREOF**, Grantor has caused Grantor's name to be signed to this Deed on the date written above and year first above written.

### GRANTOR:

**VILLAGE OF MAYWOOD**

\$ 1840.00

*Sandra Wilson 11/1/11*  
Real Estate Transfer Tax Paid

**PRO TITLE GROUP, INC**  
15W060 N. FRONTAGE ROAD  
BURR RIDGE, IL 60527

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

By: Parkway Bank and Trust Company,  
its sole member

By:   
Name: Mark A. Shekerjian  
Title: Executive Vice President

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STATE OF ILLINOIS       )  
   ) SS.  
 COUNTY OF COOK        )

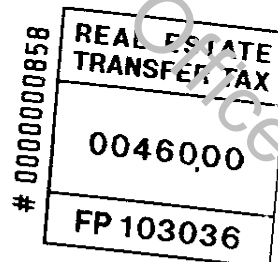
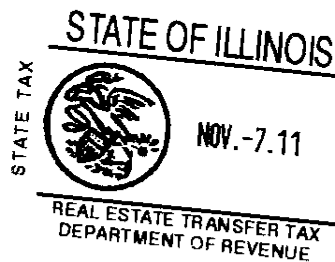
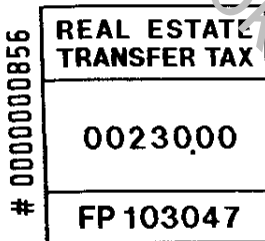
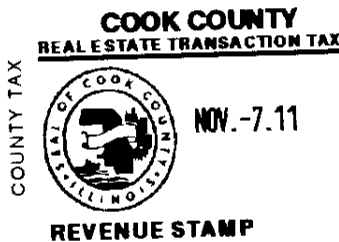
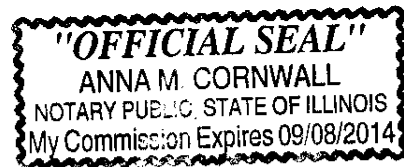
I, the undersigned, a Notary Public in and for the County and State named above, certify that Mark A. Shekerjian, who I personally know to be the authorized signer of **PB AND J IX, LLC**, an Illinois limited liability company, and the person whose name is subscribed to the foregoing instrument appeared in front of me today in person, and acknowledged that s/he signed and delivered the instrument on behalf of such company, as his or her free and voluntary act and as the free and voluntary act of said company for the purposes stated in the instrument.

Given under my hand and notarial seal, on November 1, 2011.

Anna M Cornwall  
 Notary Public

My commission expires on

9-8-2014



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## EXHIBIT A

### LEGAL DESCRIPTION OF PROPERTY

SUB-LOTS 11 TO 15, INCLUSIVE, IN STANNARD'S SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 15 AND LOTS 5 AND 6 IN BLOCK 16 IN STANNARD'S SECOND ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 201-211 WEST ROOSEVELT ROAD, MAYWOOD, IL 60153

PIN(S): 15-14-330-020-0000

Property of Cook County Clerk's Office

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. General real estate taxes for the years 2011 and subsequent years which are not yet due and payable.
2. All private, public and utility easements.
3. Unconfirmed special governmental taxes and assessments.
4. Special governmental assessments for improvements not yet completed.
5. Covenants, conditions and restrictions of record.
6. Any matters that would be shown by a survey of the property.
7. All acts and/or omissions of the Grantee.

Property of Cook County Clerk's Office