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Doc#: 1200412111 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2012 10:50 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

AFTER RECORDING MAIL TO:

Mr. Jonathan M. Aven
180 N. Michigan Ave. Ste. 2105
Chicago, IL 60601

NAME AND ADDRESS OF

TAXPAYER:

JOHN HARO AND TARI HARO
1850 W. Huron Street
Chicago, IL 60622

PB AND J VII, LLC, an Illinois limited liability company, Grantor, on November 28, 2011, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **JOHN HARO AND TARI HARO**, married to each other, as **Tenants by the Entirety** and not as joint tenants and not as tenants in common, 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:

PB AND J VII, LLC, an Illinois limited liability company

By: _____

Name: _____

Title: _____

MARK A. SHEKERJIAN

AUTHORIZED AGENT OF SOLE MEMBER

Box 400-CTCC

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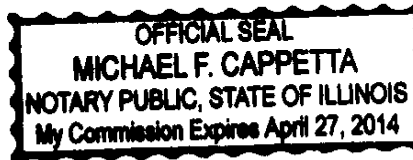
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State named above, certify that Mark Szeferian, who I personally know to be the Authorized Agent of **PB AND J VII, 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 11, 2011.

Michael F. Cappetta
Notary Public

My commission expires on 4/27/2014.



PREPARED BY:
KATHRYN H. FINK
538 PROVIDENT AVE.
WINNETKA, IL 60093

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 40 IN JOHN NICHOLSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 OF CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

C/K/A: 1850 W HURON STREET, CHICAGO, IL 60622

P.I.N.: 17-07-205-027-0000


Property of Cook County Clerk's Office



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EXHIBIT B

EXCEPTIONS TO TITLE

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

REAL ESTATE TRANSFER	12/19/2011
	CHICAGO: \$6,018.75
	CTA: \$2,407.50
	TOTAL: \$8,426.25 /
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17-07-205-027-0000 20111101603372 U0BDZW	

REAL ESTATE TRANSFER	12/19/2011
	COOK \$401.25
	ILLINOIS: \$802.50
	TOTAL: \$1,203.75 /
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