



Doc#: 1210342021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2012 08:45 AM Pg: 1 of 2

AFTER RECORDING RETURN TO:

Dean Kalamationos
2045 W. Grand Ave. #203
Chicago, IL 60612

PERMANENT INDEX NUMBER:

14-19-111-020-0000

PROPERTY ADDRESS:

2216 W. Grace St.
Chicago, Illinois 60618

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of March 29 2012 between PB IL OREO, LLC, an Illinois limited liability company, having an address of 70 W. Madison Street, Suite 200, Chicago, Illinois 60602 (the "Grantor"), and ERIC KESSLER and ANNY HUANG KESSLER, not as tenants in common but as tenants by the entireties with right of survivorship, having an address of 2471 Geneva Terrace, Chicago, Illinois 60618 (the "Grantees");

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantees, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, SELL AND CONVEY unto the Grantees, their successors and assigns, not as tenants in common but as tenants by the entireties with right of survivorship that certain real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, and as described below:

LOT 60 IN MARY A. KELTY'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 11 IN OGDEN AND OTHERS SUBDIVISION IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

BOX 15

Grantor hereby covenants, promises and agrees, to and with Grantees, their successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

FIDELITY NATIONAL TITLE 52002291

283

[SIGNATURE PAGE FOLLOWS]

S Y
P 2
S N
SC V
INT

REAL ESTATE TRANSFER 03/21/2012



CHICAGO: \$10,762.50
CTA: \$4,305.00
TOTAL: \$15,067.50

14-19-111-020-0000 | 20120301601727 | Z15U99

REAL ESTATE TRANSFER 03/21/2012



COOK \$717.50
ILLINOIS: \$1,435.00
TOTAL: \$2,152.50

14-19-111-020-0000 | 20120301601727 | Y7MMAC

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

PB IL OREO, LLC

By: *[Signature]*
Its: Managing Director

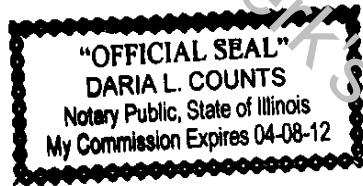
By: *[Signature]*
Its: *[Signature]*

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, *Daria Counts*, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *James Thompson* and *Geoff Kess*, 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 they signed and delivered the said instrument as their and voluntary act, on behalf of PB IL OREO, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this *20* day of *March*, 2012.

[Signature]
Notary Public



This instrument was prepared by: H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth, Frankfort, Illinois 60423

MAIL TAX BILL TO:
ANNY HUANG KESSLER AND
ERIC J. KESSLER
2216 W. GRACE ST.
CHICAGO, IL 60618