

# UNOFFICIAL COPY



Doc#: 1212939141 Fee: \$46.00  
Eugene "Gene" Moore BLS# Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/08/2012 03:08 PM Pg: 1 of 5

FIRST AMERICAN

File # 2278439

Net - \$38465  
10/2/11

PREPARED BY:

Robert G. Higgins  
55 East Monroe Street  
Suite 3300  
Chicago, Illinois 60603

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES.

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HCB DEVELOPMENT I, LLC** an Illinois limited liability company ("Grantor"), does hereby GRANT, BARGAIN and SELL to **BEENA DAVID** ("Grantee"), having an address of 3168 West Eastwood, #1, Chicago, Illinois 60625 and her successors and assigns, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in anywise appertaining to the same, and subject solely to the matters set forth on **Exhibit "B,"** attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	05/08/2012
CHICAGO:	\$617.50
GTA:	\$265.00
TOTAL:	\$882.50

13-24-101-033-1006 20120401603185 1733SSE



REAL ESTATE TRANSFER	05/08/2012
COOK	\$42.50
ILLINOIS:	\$85.00
TOTAL:	\$127.50

13-24-101-033-1006 20120401603185 1733SSE



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**ADDRESS OF REAL ESTATE:**

3118 West Byron  
Unit 2  
Chicago, Illinois 60618

**PERMANENT TAX IDENTIFICATION NUMBER:** 13-24-101-033-1006

24 IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this day of April, 2012.

Property of Cook County Clerk's Office

**HCB DEVELOPMENT I, LLC,**  
an Illinois limited liability company

By: [Signature]

Name: Thomas B Marvinae

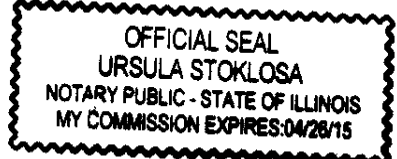
Title: Manager

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

On April 24, 2012, before me, Ursula Stoklosa, a Notary Public in and for said County and State, personally appeared Thomas B Marvinae, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

**WITNESS** my hand and official seal.  
[Signature]  
Notary Public  
My Commission Expires: 4.26.15

{SEAL}



**AFTER RECORDING RETURN TO:**  
  
Santo P. Terenzio  
19 Don Carlos Drive  
Hanover Park, Illinois 60133

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## Exhibit "A"

### Legal Description

UNIT NUMBER 3118-2 IN BYRON TROY CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 27 IN BLOCK 7 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614545083; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

COMMON ADDRESS: 3118 WEST BYRON  
UNIT 2  
CHICAGO, ILLINOIS 60618

PERMANENT INDEX NOS.: 13-24-101-033-1006

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## Exhibit "B"

### Permitted Exceptions

1. General Real Estate Taxes for the years 2011 (second installment only) and 2012, not yet due and payable.
2. Terms, provisions, covenants, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded May 25, 2006 as document 0614545083, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the Condominium Property Act.