

# UNOFFICIAL COPY



Doc#: 1215726035 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/05/2012 09:50 AM Pg: 1 of 3

MAIL TO:

Mark KaLun Ip  
837 E 52nd St #1  
Chicago IL 60615

SPECIAL WARRANTY DEED  
(CORPORATION TO INDIVIDUAL)  
ILLINOIS

THIS INDENTURE, made this 16 th day of April, 2012, between **Amtrust Reo I, LLC**, a corporation created and existing under and by virtue of the laws of the State of Pennsylvania and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Mark Ka-Lun Ip, Yuan Yuan Zha\***, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

\*husband and wife as tenants by the entirety  
**SEE ATTACHED EXHIBIT A**

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 20-11-306-038-1020

PROPERTY ADDRESS(ES):

**837 East 52nd Street Unit 1, Chicago, IL, 60615**

IN WITNESS WHEREOF, said party of the first part has caused by it \_\_\_\_\_, the day and year first above written.

**FIDELITY NATIONAL TITLE**

11014735U

SC/INT  
Y/N  
S/P/S  
3/31

BOX 15

# UNOFFICIAL COPY

Amtrust Reo I, LLC

By *Salyon Williams*

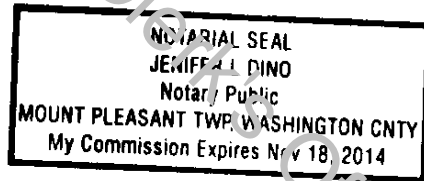
STATE OF Pennsylvania )  
 ) SS  
COUNTY OF Washington )

I, Jennifer Dino, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Salyon Williams, personally known to me to be the AVL for Amtrust Reo I, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as the AVL, (s)he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

SIGNED OR ATTESTED BEFORE ME this 16 day of April, 2012.

*Jennifer Dino*  
NOTARY PUBLIC

My commission expires: 11-18-14



This Instrument was prepared by  
PIERCE & ASSOCIATES, P.C.,  
14930 S Cicero Ave., Ste 2A  
Oak Forest, IL 60452  
By: Carol Richie

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Mark Ka Lun Ip  
837 E 52nd St #1  
Chicago IL 60615

REAL ESTATE TRANSFER	05/24/2012
CHICAGO:	\$618.75
CTA:	\$247.50
<b>TOTAL:</b>	<b>\$866.25</b>

20-11-306-038-1020 | 20120401602409 | K5N58H

REAL ESTATE TRANSFER	05/24/2012
COOK	\$41.25
ILLINOIS:	\$82.50
<b>TOTAL:</b>	<b>\$123.75</b>

20-11-306-038-1020 | 20120401602409 | TB7KFV

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## EXHIBIT A

UNIT NO. 837-1, IN THE 837-49 E, 52ND CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST HALF OF LOTS 1 AND 2, IN GOODSSELL AND OTHERS RESUBDIVISION OF BLOCK 10, IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2005 AS DOCUMENT NO. 0510219000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Secretary of Cook County Clerk's Office