

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1217812084 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/26/2012 10:47 AM Pg: 1 of 2

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

STC 632873 11/12

The above space for recorder's use only

**THE GRANTOR**, ING Bank, FSB, a Delaware corporation, with an address of 1 South Orange Street, Wilmington, DE 19801, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY** and **SPECIALLY WARRANT** to: Michael Marshall and Susan Marshall, as joint tenants, with an address of 903 South Ashland Avenue, Unit 601B, Chicago, IL 60607, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

UNITS 205 AND P-48 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COSMOPOLITAN LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 00198107, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NO. 00198106.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-205, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 00198107.

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements and general real estate taxes and/or assessments for 2011 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. To have and to hold said premises with all the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

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PERMANENT INDEX NO.: 17-15-309-032-1005 + 17-15-309-032-1095

ADDRESS OF PROPERTY: 1133 South Wabash Avenue, Unit 205, Chicago, IL 60605 (Cook Co.)

Dated this 9<sup>th</sup> day of May 2012.

ING Bank, FSB,



Name: Angelo DeSantis, Vice President

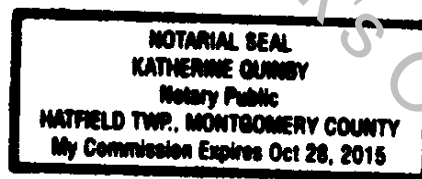
By KeyStone Asset Management as Attorney-in-fact

As Attorney in Fact

STATE OF PENNSYLVANIA )  
 )  
 COUNTY OF MONTGOMERY ) SS.

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Angelo DeSantis personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 9<sup>th</sup> day of May 2012.

  
 NOTARY PUBLIC


This instrument prepared by:  
 Eric Feldman & Associates, P.C.  
 2130 Wesley Avenue  
 Evanston, IL 60201

Mail to:

Tax bill to:

Michael Marshall  
1133 S. Wabash Ave. #205  
Chicago, IL 60605

REAL ESTATE TRANSFER	06/14/2012
CHICAGO:	\$1,237.50
CTA:	\$495.00
<b>TOTAL:</b>	<b>\$1,732.50</b>

17-15-309-032-1005 | 20120501602739 | 7FB104

REAL ESTATE TRANSFER	06/14/2012
COOK:	\$82.50
ILLINOIS:	\$165.00
<b>TOTAL:</b>	<b>\$247.50</b>

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