

# UNOFFICIAL COPY

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12-04380-SL



AFFIDAVIT FOR CERTIFICATION of  
DOCUMENT COPY  
(55 ILCS 5/3-5013)

Doc#: 1218549043 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/03/2012 02:11 PM Pg: 1 of 4

STATE OF ILLINOIS }  
COOK COUNTY } ss.

I, (print name) Katherine Kuzmickas being duly sworn, state that I  
have access to the copies of the attached document(s) (state type(s) of  
document(s)) Special Warranty deed

as executed by (name(s) of party(ies)) PNC Mortgage Services, Inc

My relationship to the document is (ex. - Title Company, agent, attorney)  
Title Company

I state under oath that the original of this document is lost, or not in possession of  
the party needing to record the same. To the best of my knowledge the original  
document was not intentionally destroyed or in any manner disposed of for the  
purpose of introducing a copy thereof in place of the original.

Affiant has personal knowledge that the foregoing statements are true.

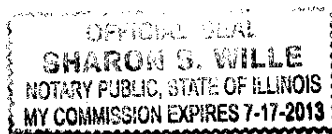
Katherine Kuzmickas  
Signature

6/18/12  
Date

Subscribed and sworn to before me  
this 18th day of June, 2012

Sharon S. Wille  
Notary Public

SEAL



PREMIER TITLE

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2/2

12 04380-5L

## SPECIAL WARRANTY DEED

(Corporation to Individual)

This Indenture made this day of 18

May, 2012 between

PNC Mortgage Services, Inc.,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois party of the first part, and

Modern Shanghai Investment Corp.,

party of the second part.

(GRANTEE'S ADDRESS) 436 Hill Ct., Clarendon Hills, IL 50514

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, and to their heirs and assigns, all the following described land, situate in the County of Cook and State of Illinois, known and described as follows, to wit:

PARCEL 1: Unit(s) 2803, P-331, in the Plaza 440 Private Residences, as delineated on a survey of the following described real estate: Part of Block 12 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0501339142, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: Easements for the benefit of Parcel 1 in ingress, egress, use and enjoyment as set forth in and created by Reciprocal Easement Agreement recorded as Document Number 89572741, as amended by Document Number 93070550, and sub-declaration pertaining to the residential, retail and garage portions of the property commonly known as 440 North Wabash, Chicago, Illinois, recorded as Document Number 0501339141.

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 17-10-127-019-1232 ; 17-10-127-019-1600

Address of Real Estate: 440 N. Wabash Ave., Unit 2803, Chicago, IL 60611

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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 said party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

PREMIER TITLE

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SPECIAL WARRANTY DEED

The May 18, 2012

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

[Signature]

PNC Mortgage Services, Inc.

I, undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Robert Bell, personally appeared before me and acknowledged himself/herself as the Officer of PNC Mortgage Services, Inc. and is the same person whose name is subscribed as the foregoing instrument appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 18<sup>th</sup> day of May, 2012.

My commission expires: 2/28/15

Signature: [Signature]

IMPRESS SEAL HERE

Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: Modern Shanghai Investment Corp. c/o Sharon Huang

Send Tax Bills To: 436 Hill Pt. Clarendon Hills, IL 60514

**REAL ESTATE TRANSFER** 06/27/2012



<b>COOK</b>	\$78.00
<b>ILLINOIS:</b>	\$156.00
<b>TOTAL:</b>	\$234.00

17-10-127-019-1232 | 20120501603407 | U42S4T

**REAL ESTATE TRANSFER** 06/27/2012



<b>CHICAGO:</b>	\$1,170.00
<b>CTA:</b>	\$468.00
<b>TOTAL:</b>	\$1,638.00

17-10-127-019-1232 | 20120501603407 | GAESYZ



**JERRIANNE TUNS**  
Notary Public, State of Ohio  
My Commission Expires  
February 28, 2015

**PREMIER TITLE**  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

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## Exhibit "A" Legal Description

All that certain condominium unit situate in the County of Cook and State of Illinois, being described as follows:

**PARCEL 1:**

Unit(s) 2803, P-331, in the Plaza 440 Private Residences, as delineated on a survey of the following described real estate:

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More commonly known as 440 N Wabash Avenue, Unit 2803, Chicago, IL 60611.

Tax ID: 17-10-127-019-1232 & 17-10-127-019-1620