

# UNOFFICIAL COPY

Ravenswood Title Company L.L.C.

**THIS INSTRUMENT WAS PREPARED BY:**

Ryann Whalen, Esq.  
McDonald Hopkins LLC  
300 N. LaSalle St., Suite 2100  
Chicago, Illinois 60654



Doc#: 1225612052 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2012 09:06 AM Pg: 1 of 4

120531/ATC

**AFTER RECORDING RETURN TO:**

Ryann Whalen, Esq.  
McDonald Hopkins LLC  
300 N. LaSalle St., Suite 2100  
Chicago, Illinois 60654

**EXEMPT UNDER PROVISIONS  
OF PARAGRAPH (e) OF 35  
ILCS 200/31-45**

8/24/12

**SPECIAL WARRANTY DEED  
Illinois**

THIS INDENTURE, made as of the 24 day of August, 2012, is from **PAMELA ESKRA**, Individually ("**Grantor**"), to and in favor of **PAMELA ESKRA**, as Trustee of **THE PAMELA ESKRA TRUST**, dated April 19, 2012, and not personally ("**Grantee**").

WITNESS, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantor, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, located in the City of Chicago, Cook County, State of Illinois at 444 West Belmont Avenue, #2A, Chicago, Illinois, Cook County, Illinois, and legally described in Exhibit "A" attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, its successors and assigns forever.


And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors 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; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, by through or under Grantor, but none other.

[Signature Page Follows]

S  
P  
S  
SC  
INTOW

# UNOFFICIAL COPY

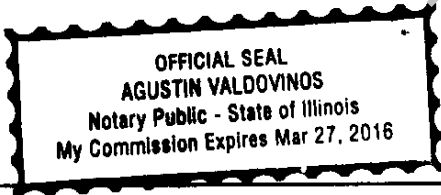
IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the day and year first above written.


  
PAMELA ESKRA, an individual

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pamela Eskra, who is 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 acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of August, 2012.



  
Notary Public

**SEND SUBSEQUENT TAX BILLS TO:**

Pamela Eskra  
444 West Belmont Avenue, #2A  
Chicago, IL 60657

Exempt under provision of  
Paragraph E-1, Section 4  
Real Estate Transfer Tax Act.  
8/21/12  
Buyer, Grantor or Representative

# UNOFFICIAL COPY

## EXHIBIT 'A' LEGAL DESCRIPTION

UNIT NUMBER 2A IN 444 WEST BELMONT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF ORIGINAL LOT 28 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF BELMONT AVENUE, 425 FEET WEST FROM THE POINT OF INTERSECTION OF SAID LINE WITH WEST LINE PRODUCED NORTHERLY OF LAKEVIEW AVENUE, RUNNING THENCE SOUTH PARALLEL WITH SAID WEST LINE, 165 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 28; THENCE WEST PARALLEL WITH THE NORTH LINE OF BELMONT, 50 FEET; THENCE SOUTH TO A POINT IN THE NORTH LINE OF BELMONT AVENUE, WHICH IS 50 FEET WEST FROM THE PLACE OF THE BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98932359, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 14-21-314-058-1002

444 West Belmont, Unit 2A, Chicago, Illinois 60657

# UNOFFICIAL COPY


## STATEMENT BY GRANTOR AND GRANTEE

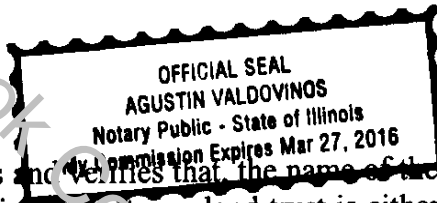
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

  
\_\_\_\_\_  
Grantor or Agent

Dated: August 24, 2012

Subscribed and Sworn to before me, this 24 day of August, 2012.

  
\_\_\_\_\_  
Notary Public




The grantee or grantee's agent affirms and verifies that the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity or trust recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

  
\_\_\_\_\_  
Grantee or Agent

Dated: August 24, 2012

Subscribed and Sworn to before me, this 24 day of August, 2012.

  
\_\_\_\_\_  
Notary Public

