

UNOFFICIAL COPY

10/1
MAIL TO: 01-8894293 PK



Doc#: 1235426282 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2012 02:21 PM Pg: 1 of 3

STEVEN Nicholas
1060 Lake St
HANOVER PK IL 60133

SPECIAL WARRANTY DEED (LIMITED LIABILITY COMPANY TO INDIVIDUAL) ILLINOIS

THIS INDENTURE, made this 4th day of Sept 2012, between **PB & J VIII, LLC.** an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part (Grantor), and JANICE E BRAUER, Trustee of the *, of the second part (Grantee), 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 limited liability company, by these presents does GRANT, 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:

* JANICE E BRAUER TRUST DATED JULY 30, 2010

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS 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, covenants and agrees to and with Grantee to warrant and forever defend 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): 11-31-226-036-102 Z
PROPERTY ADDRESS: 1639 W. Farwell, #1, Chicago, Illinois 60626

S Y
P 3
S N
SCY
INTA

2012 333-CP

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has executed the Special Warranty Deed, the day and year first above written.



PB & J VIII, LLC

By: [Signature]

Name: **MARK A. SHEKERJIAN**
AUTHORIZED AGENT OF SOLE MEMBER

Title: _____

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	12/04/2012
 	COOK \$51.50
	ILLINOIS: \$103.00
	TOTAL: \$154.50
11-31-226-036-1022 20121101601152 9W5GY8	

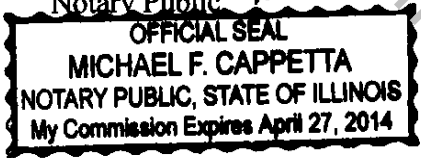
State of Illinois)
County of Cook)

I, Michael F. Cappetta, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK SHEKERJIAN, personally known to me to be authorized to sign documents for **PB & J VIII, LLC**, The Member of said limited liability company, 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 he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed limited liability company or the uses and purposes therein set forth.

GIVEN under my hand and official seal this 4th day of September, 2012

[Signature]
Notary Public


My commission expires: 4/27/14



This Instrument was prepared by:
Marianne Savaiano Fleisher, 2490 Palazzo Court, Buffalo Grove, IL 60089

PLEASE SEND SUBSEQUENT TAX BILLS TO:

JANICE E. BRAUER
117 W. Knollwood
Wheaton IL 60187

REAL ESTATE TRANSFER	12/04/2012
	CHICAGO: \$772.50
	CTA: \$309.00
	TOTAL: \$1,081.50
11-31-226-036-1022 20121101601152 F0FHLZ	

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008894293 D2

STREET ADDRESS: 1639 W. FARWELL

UNIT 1

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 11-31-226-036-1022

LEGAL DESCRIPTION:

UNIT 1639-1 IN 1633 FARWELL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 26 (EXCEPT THE WEST 40.00 FEET THEREOF) AND ALL OF LOTS 27 AND 28 IN BLOCK 43 IN ROGERS PARK IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY AS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 1, 2007 AS DOCUMENT 0721315127, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS MAY FURTHER BE AMENDED FROM TIME TO TIME.