

UNOFFICIAL COPY



Doc#: 1301426000 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/14/2013 08:55 AM Pg: 1 of 3

MAIL TO:
8894989

SIEW CHIN TAN

1570 Elmwood Ave, # 803

EVANSTON, IL 60201

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 15th day of December 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 **Siew Chin Tan**, 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:

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): 11-31-226-036-1028
PROPERTY ADDRESS: 1641 W. Farwell, #3N, Chicago, Illinois 60626-3682

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

Handwritten notes and stamps: Y 3, N 2, Y 3, 10

COOK COUNTY CLERK'S OFFICE

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PB & J VIII, LLC

By: 

Name: MARK A. SHEKERJIAN
AUTHORIZED AGENT OF SOLE MEMBER


Title: _____

Property of Cook County Clerk's Office

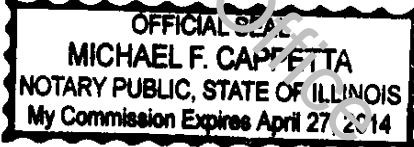
State of Illinois)
)
County of Cook)

I, MICHAEL 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 6th day of December, 2012


Notary Public


My commission expires: 4/27/2014





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

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Siew Chin Tan
1570 Elmwood Ave, #803
Evanston, IL 60701

REAL ESTATE TRANSFER	12/19/2012
	CHICAGO: \$675.00
	CTA: \$270.00
	TOTAL: \$945.00
11-31-226-036-1028 20121201604415 MZQ2SA	

REAL ESTATE TRANSFER	12/19/2012
	COOK \$45.00
	ILLINOIS: \$90.00
	TOTAL: \$135.00
11-31-226-036-1028 20121201604415 5ERDQM	

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008894989 D2

STREET ADDRESS: 1641 W. FARWELL

UNIT 3N

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 11-31-226-036-1028

LEGAL DESCRIPTION:

UNIT 1641-N3 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.