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Doc#: 1301626065 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/16/2013 11:02 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

AFTER RECORDING MAIL TO:

Joanne Gleason, Esq.
1523 North Walnut Avenue
Arlington Heights, IL 60004

2013

NAME AND ADDRESS OF

TAXPAYER:

Miryam Assaf-Keller
3646 Avondale Ave.
Chicago, IL 60615

2013

PREPARED BY:

Kathryn Hamilton Fink
538 Providence
Winnetka, IL 60093

2013

PB AND J III, LLC, an Illinois limited liability company, Grantor, on December 16, 2012, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **REMISES, RELEASES, ALIENS AND CONVEYS** to **MIRYAM ASSAF-KELLER**, individually, of 322 Lake Ave., Wilmette, Illinois 60091, Grantee, Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the real estate located in Cook County, Illinois, legally described on Exhibit A, attached to and made a part of this Deed, together with all of Grantor's interest in the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, **TO HAVE AND TO HOLD** the premises **FOREVER**.

2013

2013

Grantor, for itself, its predecessors, and successors, represents and warrants to Grantee and Grantee's successors, that, except as stated on Exhibit B attached to and made a part of this Deed, Grantor has not done or suffered to be done anything to encumber or charge the premises now or in the future.

Grantor, for itself, its predecessors, and successors, covenants to Grantee and Grantee's successors, THAT Grantor **WILL WARRANT AND DEFEND**, the premises against every person that lawfully claims an interest in the premises by, through or under Grantor, subject only to the exceptions stated on Exhibit B.

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on the date written above and year first above written.

GRANTOR:

PB AND J III, LLC, an Illinois liability company

By: [Signature]
Name: MARK A. SHEKERJIAN
Title: AUTHORIZED AGENT OF SOLE MEMBER

BOX 333-CT

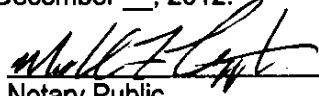
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State named above, certify that Mark Swenson, who I personally know to be the Authorized Agent of **PB AND J III, LLC**, an Illinois limited liability company, and the person whose name is subscribed to the foregoing instrument appeared in front of me today in person, and acknowledged that s/he signed and delivered the instrument on behalf of such company, as his or her free and voluntary act and as the free and voluntary act of said company for the purposes stated in the instrument.



Given under my hand and notarial seal, on December __, 2012.




Notary Public

My commission expires on 4/27/14.



REAL ESTATE TRANSFER	01/08/2013
 	COOK \$200.00
	ILLINOIS: \$400.00
	TOTAL: \$600.00
13-23-128-046-0000 20121201604407 QUFP6Z	

REAL ESTATE TRANSFER	01/08/2013
	CHICAGO: \$3,000.00
	CTA: \$1,200.00
	TOTAL: \$4,200.00
13-23-128-046-0000 20121201604407 AJWHD9	

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EXHIBIT **A**

LEGAL DESCRIPTION

LOT 13, IN AVONDALE RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 14 IN MASON'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESSES OF REAL ESTATE:

Lot	Address
13	3646 N Avondale Ave, Chicago, IL 60618

PERMANENT TAX IDENTIFICATION NUMBERS:

Lot	PIN
13	13-23-128-046

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Exhibit B
EXCEPTIONS TO TITLE

1. General real estate taxes for the years 2012 and subsequent years which are not yet due and payable.
2. All private, public and utility easements.
3. Roads and highways.
4. Special governmental taxes and assessments, whether confirmed or unconfirmed.
5. Building lines and building laws and ordinances and use and occupancy restrictions.
6. Zoning laws and ordinances.
7. Covenants, conditions and restrictions of record.
8. Encroachments and other matters which would be shown on an accurate survey of the property.
9. Other title exceptions accepted by Grantee.
10. All acts and/or omissions of the Grantee.

Property of Cook County Clerk's Office