

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1314239114 Fee: \$46.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/22/2013 03:35 PM Pg: 1 of 5

THE GRANTORS,  
\* II  
CF USB II REO LLC,  
A Delaware

Limited Liability Company,  
for and in consideration of Ten (\$10.00) and  
no/100--Dollars, and other good and  
valuable consideration in hand paid,  
CONVEYS and QUIT CLAIM(S) to  
Temple of Peace, an Illinois not-for-profit  
organization of State of Illinois,

in the following described Real Estate situated in Cook County, Illinois commonly  
Known as 1133 S. Wabash Avenue, Unit C1, Chicago, IL 60605, legally described as:

**LEGAL DESCRIPTION:** SEE LEGAL DESCRIPTION RIDER ATTACHED HERE TO AND MADE A PART HEREOF

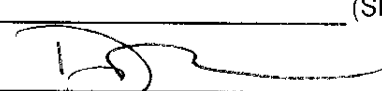
**SUBJECT TO** valid easements, reservations and restrictions of record, government regulations and  
real property tax for current year.

Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and  
that Grantor does hereby warrant and defend the title of the property against the lawful claims of all  
persons claiming by, through or under Grantor, but not otherwise.

Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-15-309-033-1001  
Address(es) of Real Estate: 1133 S. Wabash Avenue, Unit C1, Chicago, IL 60605

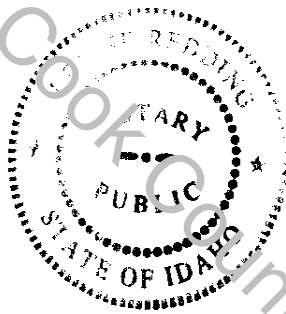
DATED this: 6th day of May, 2012.

Please	<u>* II</u> CF USB II REO LLC	(SEAL)	_____ (SEAL)
print or	By: <u>AMRESKO Commercial Finance, LLC</u>		
type name(s)	<u>its Attorney-in-Fact</u>	(SEAL)	_____ (SEAL)
below	By: 		
signature(s)	<u>D. Craig Christensen</u> <u>Executive Vice President</u>		

State of Idaho, County of Ada } ss. I, the undersigned, a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY that  
D. Craig Christensen, Executive Vice President of AMRESKO Commercial Finance, LLC,  
as Attorney-in-Fact for CF USB II REO LLC  
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 he  
signed, sealed and delivered the said instrument as his free and voluntary act, for the  
uses and purposes therein set forth, including the release and waiver of the right of homestead.

# UNOFFICIAL COPY

Property of Cook County



Given under my hand and official seal, this 6th day of May 2012

Commision expires November 9, 2016.

*Deering Deering*  
NOTARY PUBLIC, State of Idaho  
*Commission Expires 11/9/2016*

This instrument was prepared by Jim Xu, 2453 S. Archer Ave. Suite B, Chicago, IL 60616

MAIL TO: Jim Xu  
2453 S. Archer Ave. Suite B  
Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:  
Grantee's Address  
Temple of Peace  
374 Deering Lane  
Bolingbrook, IL 60440

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT C-1 IN THE COSMOPOLITAN COMMERCIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THOSE PARTS OF SUB-LOTS 1&2 OF LOT 7 AND SUB-LOT 1 AND THE NORTH 13 FEET OF SUB-LOT 10 IN BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010616252, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00198106.

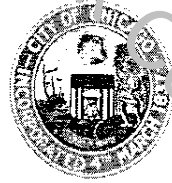
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER**

05/22/2013



**CHICAGO:** \$1,200.00

**CTA:** \$480.00

**TOTAL:** \$1,680.00

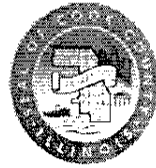
17-15-309-033-1001 | 20130501601861 | 6ZTC8D

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER**

05/22/2013



<b>COOK</b>	\$80.00
<b>ILLINOIS:</b>	\$160.00
<b>TOTAL:</b>	\$240.00

17-15-309-033-1001 | 20130501601861 | 8JW3X0