



Doc#: 1317641019 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2013 10:34 AM Pg: 1 of 3

MAIL TO:

CT

Mohit Nim
1635 W Farwell
Unit 3N Chicago, IL
60626

SPECIAL WARRANTY DEED
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 4th day of February 2013, 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 **Mohit Nim**, 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): 11-31-226-036-1011
PROPERTY ADDRESS: 1635 W. Farwell, #3N, Chicago, Illinois 60626

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

Box 333-CT

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UNOFFICIAL COPY

PB & J VIII, LLC

By: [Signature]

Name: MARK A. SHEKERJIAN
AUTHORIZED AGENT OF SOLE MEMBER

Title: _____

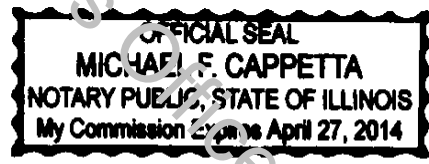
State of Illinois)
)
County of COOK)

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 4th day of FEBRUARY, 2013

[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:

Mohit Nim
1635 W. Farrell
Unit 30N Chicago, I
60626

REAL ESTATE TRANSFER		06/04/2013
	COOK	\$46.00
	ILLINOIS:	\$92.00
	TOTAL:	\$138.00
11-31-226-036-1011 20130401604780 JKE9NE		

REAL ESTATE TRANSFER		06/04/2013
	CHICAGO:	\$690.00
	CTA:	\$276.00
	TOTAL:	\$966.00
11-31-226-036-1011 20130401604780 R6YGNY		

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008932188 D2

STREET ADDRESS: 1635 W. FARWELL AVE.

APT. 3N

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 11-31-226-036-1011

LEGAL DESCRIPTION:

UNIT 1635N-3 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.

PROPERTY OF Cook County Clerk's Office