

UNOFFICIAL COPY



Doc#: 1403041060 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/30/2014 12:22 PM Pg: 1 of 4

PR 000014
10122214

THIS INSTRUMENT PREPARED BY:

MICHAEL J. WOLFE
MELTZER, PURTILL & STELLE
1515 E. WOODFIELD ROAD
SECOND FLOOR
SCHAUMBURG, ILLINOIS 60173

AFTER RECORDING RETURN TO:

Ira T. Kaufman
Kaufman & Associates
661 W. Lake St., Suite 1W
Chicago, Illinois 60661

ABOVE SPACE FOR RECORDER'S USE ONLY

Address: 655 W. Irving Park Rd., Units 4812 and V277, Chicago, Illinois 60613
PINs: 14-21-101-054-2077
14-21-101-054-2548

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 9th day of December, 2013 by **SYNERGY PROPERTY HOLDING'S, LLC.**, an Illinois limited liability company ("Grantor") whose address is One Pierce Place, Suite 1500, Itasca, Illinois 60143 to **SIRIRAT USANAKORNKUL** ("Grantee").

WITNESSETH:

For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee and to Grantee's heirs and assigns FOREVER, in fee simple, that certain real estate described on Exhibit A hereto (the "Property")

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described Property, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

And Grantor, for themselves and their successors, do covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that they have not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT

S Y
P 14
S N
SC 2
INT R

REAL ESTATE TRANSFER	12/09/2013
CHICAGO:	\$1,162.50
CTA:	\$465.00
TOTAL:	\$1,627.50

REAL ESTATE TRANSFER	12/09/2013
COOK:	\$77.50
ILLINOIS:	\$155.00
TOTAL:	\$232.50

Box 334

UNOFFICIAL COPY

AND DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes not yet due and payable;
- (b) Covenants, conditions and restrictions of record;
- (c) Building lines and easements; and
- (e) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Signature Page to Follow

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNITS 4812 AND V277, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN PARK PLACE TOWER I CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0011020878, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

655 W. Irving Park Rd., Units 4812 and V277, Chicago, Illinois. 60613.

PINs: 14-21-101-054-207/
14-21-101-054-2548