

# UNOFFICIAL COPY



**After Recording Return to:**  
National Real Estate  
Information Services  
100 Beecham Dr.  
Pittsburgh, PA 15205

**Doc#:** 1433622003 **Fee:** \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/02/2014 08:31 AM Pg: 1 of 3

**Instrument Prepared by:**  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Schererville, IN 46375  
Licensed in IL Bar ID No.  
6287012

**Mail Tax Statement is To:**  
Jill Jegerski  
Eduardo Ledesma  
658 West Roscoe Street  
Unit 2E, Chicago, IL 60657

**Tax Parcel ID#**  
14-21-304-033-1004

*SMA-1400-66720  
(42)*

## SPECIAL WARRANTY DEED

This WARRANTY DEED executed this 29<sup>th</sup> day of Oct, 2014.  
WITNESSETH, **NEWBURY REO 2013, LLC**, a Delaware limited liability company, hereinafter called  
"GRANTOR," whether one or more, does hereby grant to **JILL JEGERSKI and unmarried individual  
and EDUARDO LEDESMA, an unmarried individual** as joint tenants with right of survivorship and  
not as tenants in common, whose address is 658 West Roscoe Street, Unit 2E, Chicago, IL 60657,  
hereinafter called "GRANTEE," whether one or more:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this  
instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns  
of corporations.

GRANTOR, for and in consideration of the sum of \$10.00 (Ten Dollars and No/100) and other  
valuable considerations, the receipt whereof is hereby acknowledged, does hereby warrant, grant, bargain,  
sell, assign, remiss, release, convey and confirm unto the GRANTEE, all that certain land, situated in  
Cook County, Illinois, to wit:

### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel Tax ID#: 14-21-304-033-1004

**PROPERTY ADDRESS:** 658 West Roscoe Street, Unit 2E, Chicago, IL 60657

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in  
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land, and that GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

Subject to: covenants, conditions and restrictions of record; and taxes from 2014 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the day and year first written above.

NEWBURY REO 2013, LLC

By: \_\_\_\_\_

Name: Michael Niccolini

Title: Vice President

City of Chicago  
Dept. of Finance  
677261

10/30/2014 12:05

DR 3142



Real Estate  
Transfer  
Stamp

\$2,835.00

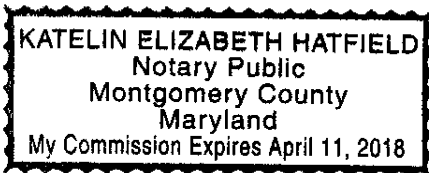
Batch 8,981,764

<sup>Maryland</sup>  
STATE OF ~~ILLINOIS~~ )  
 )  
COUNTY OF Montgomery )  
 )

ss.

I, Katein E. Hatfield, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Michael Niccolini, on behalf of **NEWBURY REO 2013, LLC**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 29<sup>th</sup> day of October 2014.



Katein E. Hatfield  
Notary Public  
My commission expires: 4/11/18

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by GRANTOR/GRANTEE and/or their agents; no boundary survey was made at the time of this conveyance.

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## EXHIBIT A LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the County of Cook, State of Illinois, and being more particularly described as follows:



Unit 4 in 658 W. Roscoe Condominium, as delineated on the Survey of the East 52 feet of the West 150 feet of Lot 7, 8 and the South 1/2 of Lot 9 in E.J.M. Hale's Subdivision of Block 15, of Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove Subdivision of Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, (hereinafter referred to as parcel);

Which Survey is attached as Exhibit "A" to Declaration of Condominium made by Central National Bank of Chicago, a National Banking Association, as Trustee Under Trust Agreement dated April 15, 1977 known as Trust Number 22446 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 24266670, together with an undivided percentage interest in said parcel, (except from said parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

Being the same property conveyed from KALLEN REALTY SERVICES, INC., not individually but as the Selling Officer, to NEWBURY REO 2013 LLC, dated March 24, 2014, recorded July 18, 2014, as Document No. 1419929062 in Cook County Records.

TAX MAP OR PARCEL ID NO.: 14-21-304-033-1004

ADDRESS: 658 West Roscoe Street, Unit 2E, Chicago, IL 60657

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX DEC.-1.14	# 0000021920 REAL ESTATE TRANSFER TAX 00135.00 FP 103042
	STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS DEC.-2.14