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Document Prepared By:

Jay R. Goldberg
Field and Goldberg, LLC
10 South LaSalle Street
Suite 2910
Chicago, IL 60603

Mail Recorded Deed To:

Brent D. Butcher
111 W. Washington Street, #1201
Chicago, IL 60602

Mail Tax Bills To:

Ronald J. Inawat and Rowena R. Inawat
2409 W. Catalpa Avenue, Unit 406
Chicago, IL 60625



Doc#: 1534842012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2015 09:23 AM Pg: 1 of 3

142 L HYNES # 15023160 NC

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Pioneer MRYD, LLC, an Illinois limited liability company, of White Plains, New York ("Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto **Ronald J. Inawat and Rowena R. Inawat**, husband and wife ("Grantee"), their successors and assigns, whose address is 6325 N. Sheridan Road, #601, Chicago, Illinois 60660, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, not as Joint Tenants or Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 13-12-218-051-1022

Address of Property: 2409 W. Catalpa Avenue, Unit 406, Chicago, Illinois 60625

TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws and general real estate taxes not yet due and payable as of the date hereof.

Box 400


SY
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SCW
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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its Manager as of the 30th day of November, 2015.

Pioneer MRYD LLC
an Illinois limited liability company

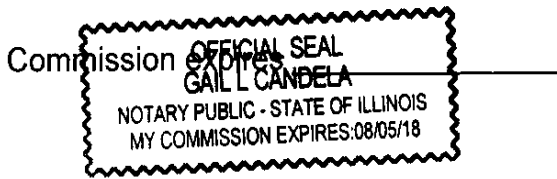
By: Pioneer NS Manager LLC, its Manager

By: 
Name: Jayson Lemberg
Its: Manager

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that L. Jayson Lemberg, personally known to me to be a Manager of Pioneer NS Manager LLC, the Manager of Pioneer MRYD, LLC, an Illinois 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 acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation and limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of November, 2015




NOTARY PUBLIC

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:


Unit 406 in the Catalpa Square Condominium as delineated on a survey of the following described real estate:



The North 193 feet (except the West 156 feet and the North 2 rods and except that part taken for Western Avenue thereof) in Lot 1 in Assessor's Division of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as an exhibit to the declaration of Condominium recorded May 16, 2008 as document number 0813722008, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The (exclusive) right to the use of Balcony Limited Common Element 406, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0813722008.

REAL ESTATE TRANSFER TAX		30-Nov-2015
	CHICAGO:	2,550.00
	CTA:	1,020.00
	TOTAL:	3,570.00
13-12-218-051-1022 20151101647659 0-657-127-488		

REAL ESTATE TRANSFER TAX		30-Nov-2015
	COUNTY:	170.00
	ILLINOIS:	340.00
	TOTAL:	510.00
13-12-218-051-1022 20151101647659 1-394-997-312		