

# UNOFFICIAL COPY

Doc#: 1602908013 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2016 08:36 AM Pg: 1 of 5

Dec ID 20151201655187  
ST/CO Stamp 1-785-293-888 ST Tax \$47.50 CO Tax \$23.75  
City Stamp 1-212-918-848 City Tax: \$498.75

This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

DPY Management Inc.
P.O. Box 4652
Naperville, IL 60567

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## SPECIAL WARRANTY DEED

THIS INDENTURE made this 29<sup>th</sup> day of December, 2015, between **Primestar Fund II TRS, LLC**, hereinafter ("Grantor"), and, **DPY Management Inc.**, whose mailing address **P.O. Box 4652, Naperville, IL 60567** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum **Forty Seven Thousand Five Hundred Dollars (\$47,500.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees FOREVER, the real property situated in the County of Cook and State of Illinois and more particularly described on Exhibit A and known as **9304 S Paxton Avenue #2, Chicago, IL 60617**.



And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

REAL ESTATE TRANSFER TAX		25-Jan-2016
	CHICAGO:	356.25
	CTA:	142.50
	<b>TOTAL:</b>	<b>498.75</b>
25-01-420-068-1002   20151201655187   1-212-918-848		

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-Jan-2016
 	COUNTY:	23.75
	ILLINOIS:	47.50
	<b>TOTAL:</b>	<b>71.25</b>
25-01-420-068-1002   20151201655187   1-785-293-888		

Property of Cook County Clerk's Office

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Executed by the undersigned on December 29, 2015:

GRANTOR:

**Primestar Fund II TRS, LLC.**

By: [Signature]  
Name: Jamie Rand  
Title: Authorized Agent

STATE OF Florida )  
 ) SS  
COUNTY OF Hillsborough )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jamie Rand, known to me to be the Authorized Agent of Primestar Fund II TRS, LLC and 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 Authorized Agent signed and delivered the instrument as \_\_\_\_\_ free and voluntary act, and as the free and voluntary act and deed of said \_\_\_\_\_, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of December, 2015.

Commission expires 7-12, 2016  
Notary Public

Christy A Stanley

SEND SUBSEQUENT TAX BILLS TO:

DPY Management Inc.  
~~██████████~~ P.O. Box 4652  
Naperville, IL ~~██████~~ 60567



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**Exhibit A**  
Legal Description

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 9304 SOUTH PAXTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0530039012, IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-01-420-068-1002

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## Exhibit B Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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