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Doc#: 1606134059 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2016 01:55 PM Pg: 1 of 3

This Instrument Prepared by:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return to:
Vantage Point Title, Inc.
Attention: Default Services
25400 US 19 North, Suite 135
Clearwater, FL 33763

Reference Number: L.I. 285092

Property Tax ID#: 20-14-309-022-1004

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 25 day of February, 2016, by and between **PRIMESTAR FUND II TRS, LLC**, a mailing address of 1624 N. Florida, Lutz, FL 33549, hereinafter referred to as Grantor(s) and **CHRISTOPHER MARCO MADERO, UNMARRIED**, a mailing address of 888 Putnam Ave., #2, Brooklyn, NY 11221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$62,150.00, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.



TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tax ID No.: 20-14-309-022-1004

REAL ESTATE TRANSFER TAX		01-Mar-2016
	CHICAGO:	468.75
	CTA:	187.50
	TOTAL:	656.25 *

REAL ESTATE TRANSFER TAX		01-Mar-2016
	COUNTY:	31.25
	ILLINOIS:	62.50
	TOTAL:	93.75
20-14-309-022-1004 20160201674689		1-379-039-808

20-14-309-022-1004 | 20160201674689 | 1-113-373-248

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

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 25th day of February, 2016.

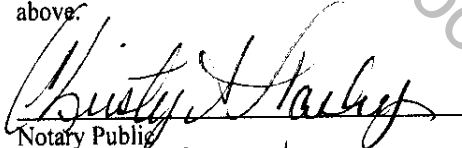
PrimeStar Fund II TRS, LLC

By 

Print Name: Jamie Rand
Title: Authorized Agent

STATE OF Florida
COUNTY OF Hillsborough

On the 25th day of February in the year 2016 before me, the undersigned, a Notary Public personally appeared Jamie Rand, Authorized Agent (Title of Officer) of PrimeStar Fund II TRS, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) upon behalf of which the individual(s) acted, executed the instrument, and that such individual(s) made such appearance before the undersigned in the county and state above.


Notary Public
Printed Name: Christy A Stanley
My Commission expires 7/12/2016



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY/ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

PARCEL 1:

UNIT 2A, IN THE 964-66 EAST 62ND STREET CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN MARVIN A. FARR'S SUBDIVISION OF LOT 26 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 4, 5, AND 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 2 1/2 ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0602445068, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0602445068.

Commonly known as: 964 East 62nd Street Unit 2A, Chicago IL 60637
Tax ID: 20-14-309-022-1004