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Doc#: 1729246515 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/19/2017 01:07 PM Pg: 1 of 3

Document Prepared By:

Jeremy F. Segall
Field and Goldberg, LLC
10 South LaSalle Street
Suite 2910
Chicago, IL 60603

Dec ID 20171001639514
ST/CO Stamp 1-594-220-480 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-862-655-936 City Tax: \$3,675.00

Mail Recorded Deed To:

Kevin Brennan
Brennan Law Office, Ltd.
155 N. Michigan Avenue, Suite 700
Chicago, IL 60601

Mail Tax Bills To:

Robert A. Scallon
2409 W. Catalpa, Unit 108
Chicago, IL 60625

17016163 NC
AEM

SPECIAL WARRANTY DEED

107
THIS SPECIAL WARRANTY DEED is made as of this 18th day of October, 2017 by and between **Pioneer MRYD, LLC, an Illinois limited liability company, of White Plains, New York** ("Grantor"), and **Robert A. Scallon, a single person** ("Grantee"), his successors and assigns, whose address is 2409 W. Catalpa Ave. Unit 108 Chicago

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto **Grantee**, all of Grantor's interest in the real property located in Cook County, Illinois and being more particularly described hereto (the "Property");

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 13-12-218-051-1005

Address of Property: 2409 W. Catalpa Avenue, Unit 108, 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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Property; Declaration of Condominium Ownership and all amendments; and general real estate taxes not yet due and payable as of the date hereof.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its Manager, as of the day and year first above written.

Pioneer MRYD LLC
an Illinois limited liability company

By: Pioneer NS Manager LLC, its Manager

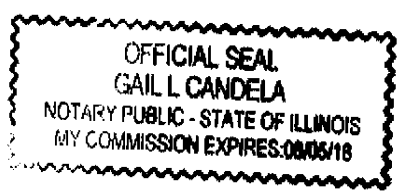
By: [Signature]
Name: L. Jayson Lemberg
Its: Manager

STATE OF Illinois)
COUNTY OF COOK) SS

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 16th day of October, 2017.

Commission expires 8-5-18 [Signature]
NOTARY PUBLIC



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EXHIBIT "A"

PARCEL 1:

UNIT 108 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 FOR UNIT 108, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0813722008, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-17, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0813722008, AS AMENDED FROM TIME TO TIME.