

# UNOFFICIAL COPY

Doc#: 1802449008 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/24/2018 08:51 AM Pg: 1 of 3

Mail to:  
Alex Pirogovsky  
3000 Dundee Rd Ste 413  
Northbrook IL 60062

Dec ID 20180101686967  
ST/CO Stamp 0-473-813-536 ST Tax \$960.00 CO Tax \$480.00

CA 17017242  
FIDELITY NATIONAL TITLE

## SPECIAL WARRANTY DEED

THE GRANTOR WVUE PEO 2015-1, LLC, a limited liability company organized under the laws of the State of Delaware, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Members of said limited liability company, does hereby WARRANT and CONVEY to IGOR PIATIGORSKY and LISA PIATIGORSKY, husband and wife as tenants by the entirety, of 6040 N Menard, Chicago IL 60646, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 1 OF GLOGER'S RESUBDIVISION OF THE WEST 1/2 OF LOT 36 OF LOT 5 OF "BRICKTON" PENNY AND MEACHAM'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

PIN 09-26-427-016-0000

Commonly known as 314 GRANT PL, PARK RIDGE IL 60068

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the

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title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 4<sup>th</sup> day of January, 2018.

WVUE REO 2015-1, LLC  
By LongVue Mortgage Capital Inc., its Servicer



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 44208

By Matthew W. Regan  
Matthew W. Regan, President/Manager

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, Illinois 60646.

Mail tax bill to: Igor and Lisa Piatigorsky  
314 Grant Pl  
Park Ridge IL 60068

REAL ESTATE TRANSFER TAX 22-Jan-2018



COUNTY: 480.00  
ILLINOIS: 960.00  
TOTAL: 1,440.00

09-26-427-016-0000 | 20180101686967 | 0-473-813-536

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Orange

On January 4, 2018 ~~2017~~ before me, Philip Andrew Horn

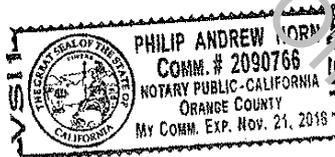
a Notary Public personally appeared Matthew W. Regan as

Manager of Long Vue Mortgage Capital Inc. as servicer for **WVUE REO 2015-1, LLC** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Philip Horn



(Seal)