

UNOFFICIAL COPY

WARRANTY DEED

GRANTOR , WINDY CITY INVESCO, LLC, an Illinois limited liability company having its principal place of business at 210 West 22nd Street, Suite 115, Oak Brook, IL 60523, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration hereby conveys and warrants to **BINYON ONE, LLC**, an Illinois limited liability company having its principal place of business at 3924 West Devon Avenue, Lincolnwood, IL 60712, in fee simple, the following described real estate situated in Cook County, Illinois:



Doc#: 0517934086
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 06/28/2005 12:14 PM Pg: 1 of 2

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as 1630-42 West Howard Street, Chicago, IL 60625, PINs 11-30-218-026-0000 and 11-30-218-032-0000, subject to (a) covenants, conditions and restrictions of record; (b) public and utility easements; (c) existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; (d) unconfirmed special governmental taxes or assessments; (e) general real estate taxes for the year 2004 and subsequent years; mortgages or trust deeds made by the Grantee; and none other.

GRANTOR: WINDY CITY INVESCO, LLC
An Illinois Limited Liability Company

Dated June 27, 2005

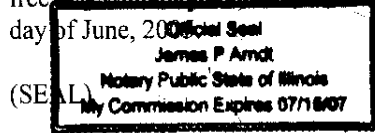
By:
Zahir H. Kazmi, its Manager

By:
Bernadette T. Kazmi, its Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

ACKNOWLEDGEMENT

The undersigned, a Notary Public in and for the State of Illinois, County of Cook, does hereby certify that **Zahir H. Kazmi and Bernadette T. Kazmi**, personally known to me to be the same persons whose names appear in this Warranty Deed, appeared before me this 27th day of June, 2005, in person, and signed this Warranty Deed as her free and voluntary act, for the uses and purposes herein set forth. Given under my hand and Notarial Seal this 27th day of June, 2005.

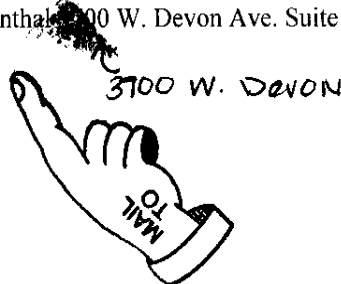


Notary Public

This instrument prepared by: James P. Arndt, Attorney at Law, 777 Hinman Avenue, Suite 36, Evanston, IL 60202. Subsequent tax bills to: Binyon One, LLC, 3924 West Devon Avenue, Lincolnwood, IL 60712.

AFTER RECORDING RETURN TO: Phillip I. Rosenthal, 3900 W. Devon Ave. Suite E Lincolnwood IL 60712.

2927



Lawyers Unit #03308 Case# 04-10998 M.E.E.

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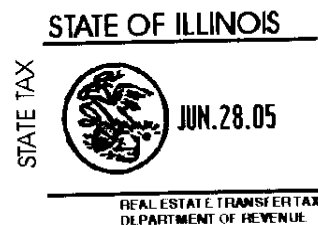
Property Address: 1632-42 W. HOWARD
CHICAGO, IL 60626

PIN #: 11-30-218-026

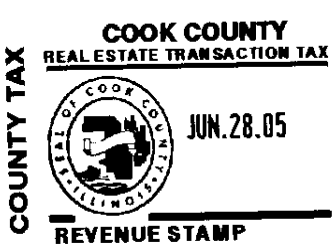
11-30-218-032

THE SOUTH 2 FEET OF LOT 32 AND ALL OF LOTS 33 TO 36, BOTH INCLUSIVE, IN BIRCHWOOD ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THE SOUTH 33 FEET THEREOF CONVEYED TO THE CITY OF EVANSTON FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
385945 \$10,650.00
06/28/2005 11:44 Batch 05316 71



0000082308
REAL ESTATE TRANSFER TAX
0142000
FP326669



0000164405
REAL ESTATE TRANSFER TAX
0071000
FP326670