

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

(Individual)  
J&L 9/15/05 10/5085079



Doc#: 0525535204 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2005 09:24 AM Pg: 1 of 4

THIS INDENTURE, made this 23rd day of August, 2005 between Fortune Investments, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and.

RECORDER'S STAMP

Akhter Raza and Farah Naz Fatima, 343 W. Ann<sup>o</sup>, Lombard, IL 60148

\* HUSBAND AND WIFE NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY FOREVER  
party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second party, 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 our under it, it WILL WARRANT AND DEFEND, subject to: Real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; acts of grantee; Illinois Condominium Property Act, encroachments, if any; unrecorded utility easements.

Permanent Real Estate Index Number(s): 10-16-430-008-0000; 10-16-430-009-0000;  
10-16-430-010-0000; 10-16-430-020-0000


Address(es) of real estate: 8828 Niles Center Road, Unit 310 & P.S. 66 & Storage Locker #24, Skokie, Illinois 60077

TO HAVE AND TO HOLD AS TENANTS BY THE ENTIRETY FOREVER

BOX 333-CF


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**STATE TAX**  
**STATE OF ILLINOIS**  
  
AUG. 31. 05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000010428

REAL ESTATE TRANSFER TAX
00300.00
FP 103032

**COUNTY TAX**  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
AUG. 31. 05  
REVENUE STAMP


# 0000010525

REAL ESTATE TRANSFER TAX
00150.00
FP 103034

# UNOFFICIAL COPY

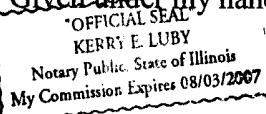
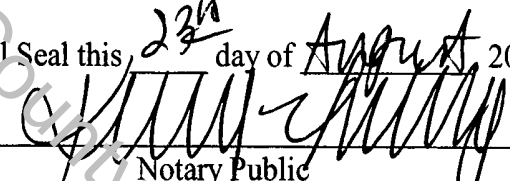
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Fortune Investments, LLC,  
an Illinois limited liability company

By:   
M. Abdul Mathin, Its Member Manager

STATE OF ILLINOIS        )  
  )        SS.  
COUNTY OF COOK        )

I, M. Abdul Mathin, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that M. Abdul Mathin as Member Manager of Fortune Investments, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such he appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23<sup>rd</sup> day of August, 2005.  
  
  
Notary Public

My Commission Expires: \_\_\_\_\_

Marshall Richter  
Fortune Investments, LLC

SEND SUBSEQUENT TAX BILLS TO:  
Akhter Raza and Farah Naz Fatima

(Name)  
5225 Old Orchard 28  
Mail to: ~~P.O. Box 137~~  
(Address)  
Skokie, IL 60077  
(City, State and Zip Code)

(Name)  
8828 Niles Center Road, Unit 310  
(Address)  
Skokie, IL 60077  
(City, State and Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

This instrument was prepared by

John D. Silk  
Rothschild, Barry & Myers  
55 W. Monroe St., Suite 3900  
Chicago, IL 60603

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$900  
Skokie Office                    08/23/05

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

UNIT NO. 310 IN SKOKIE GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL A:

LOTS 4 TO 12 BOTH INCLUSIVE, IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

### PARCEL B:

LOTS 1, 2 AND 3 IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, (EXCEPTING THEREFROM THE EAST 7 FEET AS CONDEMNED FOR WIDENING OF CICERO AVENUE IN CASE NO. 63866) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 8, 2005 AS DOCUMENT 0503919041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-66 AND S-24, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0503919041.