

# UNOFFICIAL COPY



Doc#: 0733111019 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2007 10:24 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Above Space For Recorder's Use Only

8395478 / 27084698  
1 of 3  
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**THE GRANTOR(s)**, 2906 W.DEVON LLC, an Illinois limited liability company, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, GRANTS, SELLS AND CONVEYS to KHALID SIDDIQUI, **GRANTEE(s)**, having an address of 1823 W. Hood Avenue, Chicago, Illinois, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described as Exhibit A attached hereto and made a part hereof.

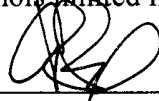
TO HAVE AND TO HOLD said premises, FOREVER; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit "B" attached hereto.

Permanent Real Estate Index Number: 10-36-325-032-0000

Address of Real Estate: 2906 W. Devon Avenue, Chicago, Illinois 60659

**IN WITNESS WHEREOF**, the Grantor(s) has/have executed this Warranty Deed as of this 21st day of November, 2007.

2906 W. DEVON LLC,  
an Illinois limited liability company

By:   
Arrom Fox  
Its: Manager



**THIS INSTRUMENT WAS PREPARED BY:**  
Michael Z. Margolies, Esq.  
4709 W. Golf Road, Suite 475  
Skokie, Illinois 60076

**BOX 333-CT**

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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AVROM FOX, the Manager of 2906 W.DEVON LLC, 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 he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of November, 2007.

Commission expires \_\_\_\_\_, 200\_\_

*Michael Z. Margolies*  
 Notary Public

"OFFICIAL SEAL"  
 Michael Z. Margolies  
 Notary Public, State of Illinois  
 My Commission Exp. 05/23/2010

STATE OF ILLINOIS  
  
 NOV. 26. 07  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000075467  
 REAL ESTATE TRANSFER TAX  
 00770.00  
 FP 103032


MAIL AFTER RECORDING TO:

Richard Schimmel  
 2900 W. Peterson  
 Chicago, Illinois 60659


MAIL TAX BILLS TO:

KHALID J. SIDDIQUI  
 1423 W. Hood Chicago, IL 60660

3Margolies.Avi Fox 2906 W. Devon.Warranty Deed

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
  
 NOV. 26. 07  
 REVENUE STAMP

# 0000045574  
 REAL ESTATE TRANSFER TAX  
 00385.00  
 FP 103034

CITY TAX  
 CITY OF CHICAGO  
  
 NOV. 26. 07  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000016392  
 REAL ESTATE TRANSFER TAX  
 05775.00  
 FP 103033

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## EXHIBIT A

### **Legal Description**

THE EAST 50 FEET OF LOT 8 IN BLOCK 4 IN DEVON AVENUE ADDITION TO ROGERS PARK BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 15 ACRES THEREOF) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## **EXHIBIT B**

Subject to: General real estate taxes for 2006 and subsequent years; building lines and easements; recorded party wall agreement; and covenants, conditions and restrictions of record.

Property of Cook County Clerk's Office