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Doc#: 1030039074 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2010 02:07 PM Pg: 1 of 3

Return to:

Neil S. Zweiban
The Law Firm of Neil S. Zweiban, Chartered
3295 N. Arlington Heights Rd, Suite 113
Arlington Heights, IL 60004

Prepared by:

Kirk T. Rys, Esquire
Sitko, Rodella & Bruno
2006 East Carson Street
Pittsburgh, PA 15203

INDENTURE

MADE the 18th day of October, 2010 between LAND HOLDING, LLC, a Delaware limited liability company, successor by merger to Capstone Realty, Inc. ("Grantor"),

AND

MOHAMMAD REZA EKHTERA, an individual, ("Grantee").

WITNESSETH, that the said Grantor for good and valuable consideration, in the amount of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00) paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, its successors and assigns, all that certain parcel of land, with the appurtenances, which is described as follows:

See Exhibit A, Legal Description attached

This property is commonly known as 2259 West Cermak Road, Chicago, IL 60608.

UNDER AND SUBJECT TO all easements, rights-of-way, restrictions, leases, matters and conditions appearing in prior instruments of record and all easements, rights-of way, restrictions, leases, matters and conditions to which Grantor's title is subject.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor, for itself, its successors and assigns, hereby covenants and agrees that it will warrant specially the property hereby conveyed.

This Deed is made under and by virtue of a general resolution of the Board of Directors of Grantor authorizing and directing the same to be done.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

100/29 800 426
100/1

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IN WITNESS WHEREOF, the Grantor has caused its common and corporate seal to be affixed hereto as of the day and year first above written.

LAND HOLDING, LLC, a Delaware limited liability company

By: *Alyssa Sinicrope*
Alyssa Sinicrope, Vice President

CITY TAX

CITY OF CHICAGO



OCT. 27. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002384

REAL ESTATE
TRANSFER TAX

0105000

FP326650

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

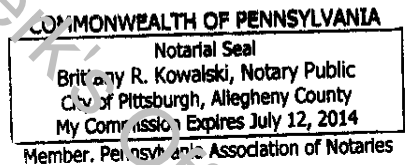
SS:

On this the 18 day of October, 2010, before me the undersigned Notary Public, personally appeared the above named ALYSSA SINICROPE, known to me to be a Vice President of LAND HOLDING, LLC, who acknowledged that she did sign said instrument for and on behalf of LAND HOLDING, LLC, being thereunto duly authorized by said limited liability company; that the same is her free act and deed and the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the date above set forth.

Brittany R Kowalski
Notary Public

My Commission Expires: 7/12/2014



TAX STATEMENTS

MAIL TAX STATEMENTS TO: Mohammad Reza Ekhtera

1700 Washington Ave, Wilmette, IL 60091

Agent

STATE TAX

STATE OF ILLINOIS



OCT. 27. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001231

REAL ESTATE
TRANSFER TAX

0010000

FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 27. 10

REVENUE STAMP

0000000962

REAL ESTATE
TRANSFER TAX

0005000

FP326665

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EXHIBIT A LEGAL DESCRIPTION

Lot 11 in Heacock's Subdivision of the West ½ of Block 1 of Laughton and Rice's Subdivision of the West ½ of the Northwest ¼ of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 2259 West Cermak Road, Chicago, IL 60608.

Property Index No. 17-30-102-001.

Being the same property which The Judicial Sales Corporation, an Illinois Corporation, by deed dated October 21, 2009 and recorded in the Cook County Recorder of Deeds Office on November 5, 2009 at Document No. 0930931136, granted and conveyed unto Capstone Realty, Inc. The said Capstone Realty, Inc. merged with and is now known as Land Holding, LLC, the grantor herein.

Property of Cook County Clerk's Office