



Doc#: 1101455058 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/14/2011 09:43 AM Pg: 1 of 4

WARRANTY DEED

STATE OF ILLINOIS)

:: ss.:

COUNTY OF COOK)

FREEDOM TITLE CORP

01/13/11

9:27

THIS INDENTURE, made this 7th day of January, 2011, by and between **ABAS FARD**, of the City of South Barrington, Illinois, hereinafter referred to as the party of the first part, and **2352 W. BELMONT FORTE HOLDINGS, LLC**, an Illinois limited liability company series, hereinafter referred to as the party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the said party of the second part, and for other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to the party of the second part, and his heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit:

THAT PART OF THE SOUTH 266 FEET OF THE WEST 218 FEET OF BLOCK 45 IN THE SUBDIVISION OF (EXCEPT SOUTHWEST ¼ OF THE NORTH EAST ¼ AND THE SOUTH EAST ¼ OF THE NORTH WEST ¼ OF THE EAST ½ OF THE SOUTH EAST ¼ SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19 (EXCEPTING FROM SAID PART OF LOT 45, THE NORTH 120 FEET OF THAT PART OF THE WEST 177 FEET LYING EAST OF A LINE DRAWN 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION; AND EXCEPT THAT PART OF THE NORTH 125 FEET OF SAID TRACT LYING EAST OF A LINE DRAWN 210 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION; AND EXCEPTING FROM SAID PART OF LOT 45 THE EAST 40 FEET OF THE SOUTH 141 FEET THEREOF, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 2358 WEST BELMONT, CHICAGO, ILLINOIS

PROPERTY INDEX NOS.: 14-19-328-035-0000

SUBJECT TO: General real estate taxes for and subsequent years; Covenants, conditions easements and restrictions of record, if any.

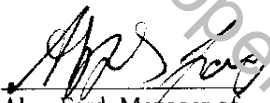
UNOFFICIAL COPY

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seal on the day and year first above written.



Abas Fard

I hereby declare that the attached Warranty Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Act.



Abas Fard, Manager of
2352 W. Belmont Forte
Holdings,

01/07/11
Date

LLC

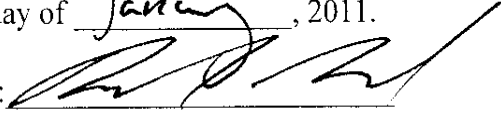
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UNOFFICIAL COPY

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 Abas Fard, personally known to me, and 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 Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of January, 2011.

Notary Public: 

My commission expires: 08/11/12



This instrument was prepared by:
Bardia Fard, Esq
Acumen Law Group, LLC
2338 W. Belmont Ave., 2nd Floor
Chicago, Illinois 60618

Forte Holdings, LLC
60 Witt Rd.
South Barrington, Illinois 60010

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

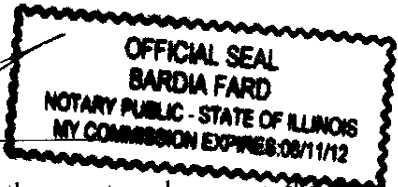
Dated January 7, 2011 Signature: [Signature]
Grantor Abas Fard

Subscribed and sworn to before

Me by the said Grantor

this 7th day of January, 2011

NOTARY PUBLIC [Signature]



The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date January 7, 2011 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said Grantee

This 7th day of January, 2011

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)