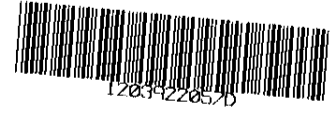


1081

Special Warranty Deed
(Individual to Corporation)



Doc#: 1203922057 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2012 02:00 PM Pg: 1 of 5

MAIL TO:

Steven J. Fink
25 E Washington #1233
Chicago 60602

TAX BILL TO:

Sar Hedeh LLC
POB 72527
Marietta GA 30007

This indenture made this 17th day of November 2011, between **Mansour Ghiasi**, party of the first part, and **Sar Hedeh, LLC, a Georgia Limited Liability Company**, 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 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to his/her/their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follow, to wit:

SEE ATTACHED LEGAL DESCRIPTION, HERETO AS EXHIBIT "A"

- PERMANENT INDEX NUMBER: 14-06-120-006-1001
PROPERTY ADDRESS: 2046 W. Hood #2A, Chicago, Illinois 60659
- PERMANENT INDEX NUMBER: 14-06-120-006-1009
PROPERTY ADDRESS: 2048 W. Hood #2A, Chicago, Illinois 60659
- PERMANENT INDEX NUMBER: 14-06-120-006-1014
PROPERTY ADDRESS: 2048 W. Hood #3B, Chicago, Illinois 60659
- PERMANENT INDEX NUMBER: 14-06-120-006-1020
PROPERTY ADDRESS: 2050 W. Hood #1B, Chicago, Illinois 60659

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, her, their 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 part, his, her, their 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 changed, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachment existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed.

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UNOFFICIAL COPY

Grantor also hereby grants to the grantee, its successors or assigns, all rights and easements appurtenant to the subject until described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, all rights and easements set forth in said declaration for the benefit of the remaining land described therein. The deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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


By: Mansour Ghiasi

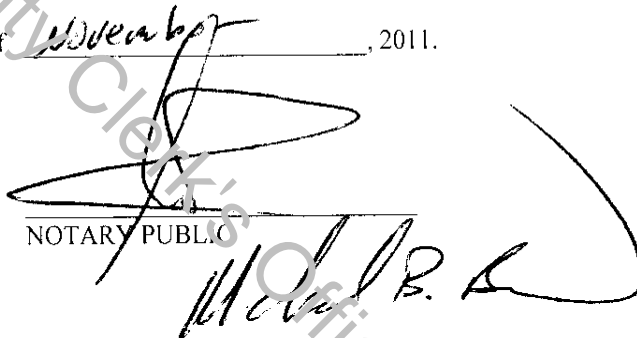
STATE OF ILLINOIS)

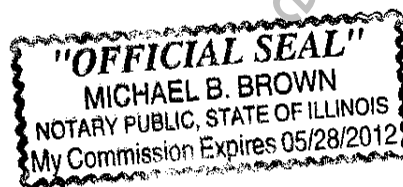
) SS.

COUNTY OF COOK)

I, Michael B. Brown a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mansour Ghiasi**, 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 17th day of November, 2011.


NOTARY PUBLIC



PREPARED BY
WATOR & ZAC, LLC
10711 S. ROBERTS ROAD
PALOS HILLS, ILLINOIS 60465

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SCHEDULE A
ALTA Commitment
File No.: 171211

LEGAL DESCRIPTION

Parcel 1: Unit No. 2046-2A, together with its undivided percentage interest in the common elements in the Hood at Hoyne Condominiums, as delineated and defined in the Declaration recorded as Document no. 0723503002, as amended from time to time, in the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 2046 W. Hood, Unit 2A, Chicago 60659
Tax Number: 14-06-120-006-1001

Parcel 2: Unit 2050-1B together with its undivided percentage interest in the common elements in Hood at Hoyne Condominium as delineated and defined in the Declaration recorded as Document no. 0723503002, as amended from time to time, in the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 2050 W. Hood, Unit 1B, Chicago 60659
Tax Number: 14-06-120-006-1020

Parcel 3: Unit 2048-2A together with its undivided percentage interest in the common elements in Hood at Hoyne Condominium as delineated and defined in the Declaration recorded as Document no. 0723503002, as amended from time to time, in the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 2048 W. Hood, Unit 2A, Chicago 60659
Tax Number: 14-06-120-006-1009

Parcel 4: Unit 2048-3B together with its undivided percentage interest in the common elements in the Hood at Hoyne Condominium as delineated and defined in the Declaration recorded as Document no. 0723503002, as amended from time to time, in the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 2048 W. Hood, Unit 3B, Chicago 60659
Tax Number: 14-06-120-006-1014

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

02/08/2012



CHICAGO: \$1,627.50

CTA: \$651.00

TOTAL: \$2,278.50

14-06-120-006-1001 | 20120201600883 | WBT2P6

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

02/08/2012



COOK	\$108.50
ILLINOIS:	\$217.00
TOTAL:	\$325.50

14-06-120-006-1001 | 20120201600883 | R5KJC7