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Chicago Title Insurance Company



1208935022

Doc#: 1208935022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/29/2012 10:18 AM Pg: 1 of 2

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

181

Shp

Property of Cook County Clerk's Office

THE GRANTOR, Square One Ventures, LLC-Talman Holdings, a series 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Members of said limited liability company, **CONVEY(S)** and **WARRANT(S)** to Filip Macon and Jozef Kulach, _____, of the County of Cook, State of Illinois, as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

AM

Lot 20 (except the North 7 1/2 feet thereof) and the North 16 feet of Lot 21 in Block 7 in Avondale, said Avondale being a subdivision of the West 1/2 of the Northeast 1/4 of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 6448 S. Talman Avenue, Chicago, Illinois, 60629

P.I.N.: 19-24-210-037-0000

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 21st day of March, 2012.

Square One Ventures, LLC-Talman Holdings

By _____
Mohammad Ali Zahedi
Manager
Attest _____
Mohammad Ali Zahedi
Manager

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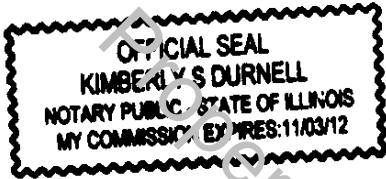
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Mohammad Ali Zahedi, personally known to me to be the Manager of Square One Ventures, LLC-Talman Holdings, an Illinois series limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of March, 2012.



Kimberly S. Durnell (Notary Public)

Prepared By: Robert A. Boron
33 N LaSalle Street, Suite 3200
Chicago, IL 60602

Mail To:

Mail tax bills: Filip Macon
Julita Kocinski 325 Red Bridge Rd
401 E. North Avenue, Ste. 1 Lake Zurich, IL 60047
Villa park, IL 60181

REAL ESTATE TRANSFER		03/21/2012
	CHICAGO	\$187.50
	CYB.	\$75.00
	TOTAL:	\$262.50
19-24-210-037-0000 20120301602726 ZNFNM3		

REAL ESTATE TRANSFER		03/21/2012
	COOK	\$12.50
	ILLINOIS:	\$25.00
	TOTAL:	\$37.50
19-24-210-037-0000 20120301602726 L7LX84		