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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made this 16<sup>th</sup> day of December, 2012, by KAM HOLDINGS, LLC, an Illinois Limited Liability Company ("Grantor"), 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, to and in favor of **Paranji Prakash and Deepa Krishnamachari**, Husband and wife of Bartlett, Illinois ("Grantee") for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managers of the Grantor, does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to their heirs, successors and assigns, FOREVER, all of the real estate situated in the County of Cook and State of Illinois and more particularly and legally described in Exhibit A attached hereto and made a part hereof (the "Real Property").



Doc#: 1301633169 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/16/2013 01:59 PM Pg: 1 of 4

ler's use only)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyways appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the Real Property with the hereditaments and appurtenances thereunto belonging (together with the Real Property, the "Property"), TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND, the Property, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Grantor acknowledges that it is expressly intended and agreed that the contract between the parties and any subsequent agreement shall merge with the interest acquired hereunder, and shall not remain separate, distinct or continuing


**BOX 333-CTI**

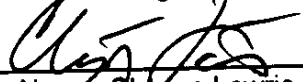
SPSS  
CO  
100  
[Handwritten initials]

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managers, the day and year first above written.

**GRANTOR:**  
**KAM HOLDINGS, LLC**  
 An Illinois Limited Liability Company

By:   
 Name: William Hayes  
 Title: Manager

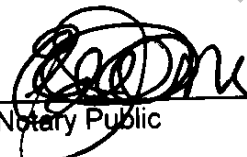
By:   
 Name: Clayton Lawrie  
 Title: Manager

STATE OF ILLINOIS )  
 )ss.  
 COUNTY OF COOK )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **William Hayes** and **Clayton Lawrie**, each personally known to be the Managers of **KAM HOLDINGS, LLC**, an Illinois Limited Liability Company Association, appeared before me this day in person and acknowledged that they each signed, sealed and delivered said instrument as each of their own free and voluntary act on behalf of said entity, for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 18 day of December, 2012.

  
 Notary Public



**This instrument was prepared by:**

Darren K. Miller  
 559 Roger Williams Avenue  
 Highland Park, IL 60035.



**After recording, mail to:**  
**Dennis J. G. Hennessy**  
 215 Catalpa  
 Itasca, Illinois 60143

**Send subsequent tax bills to:**  
Paranji Prakash  
407 Persimmon Lane  
Bartlett, IL 60103

REAL ESTATE TRANSFER		12/19/2012	
		COOK	\$65.00
		ILLINOIS:	\$130.00
		<b>TOTAL:</b>	<b>\$195.00</b>
02-16-408-033-0000   20121201604581   1VPMQ4			

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## EXHIBIT A TO DEED Legal Description

**LOT 4 IN THE WOODLANDS OF PALATINE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 8 IN A.T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WOODLANDS OF PALATINE SUBDIVISION RECORDED JUNE 27, 2007 AS DOCUMENT 0717815046, IN COOK COUNTY, ILLINOIS.**

The Permanent Real Estate Tax Index Number is **02-16-408-033-0000**

The Real Estate is commonly known as 823 West Wood Street, Palatine, Illinois.

The foregoing conveyance is subject only to the following, if any: (a) general real estate taxes not due and payable at the time of closing; (b) building, building lines and use or occupancy restrictions covenants and conditions of record; (c) zoning laws and ordinances; (d) visible private and public roads and highways and easements therefore; (e) easements for public utilities; (f) drainage ditches, feeders, laterals and drain tile, pipe and other conduit; (g) existing leases and tenancies; (h) acts of Grantees, (i) association dues and general assessment; and acts done or suffered through Buyer.

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## EXHIBIT B TO DEED

### PERMITTED TITLE EXCEPTIONS

1. General real estate taxes which are not yet due and payable for calendar year 2012 and subsequent years.
2. The rights of all persons claiming by, through or under Grantee.
3. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of Grantee.
4. General Exception Numbers 1 - 6 and Exception Numbers 8 -17 contained on Schedule B of the Title Commitment issued by Chicago Title Insurance Company, Commitment Number ST5136582 dated November 30, 2012.

Property of Cook County Clerk's Office