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13169500330

SPECIAL WARRANTY
DEED
(Individual to Corporation)

Doc#: 1316950033 Fee: \$44.00 0
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2013 01:06 PM Pg: 1 of 4

THIS INDENTURE, made
this 26th day of APRIL,
2013 between Nuzhat
Mathin, a natural person,
party of the first part, and

RECORDER'S STAMP

ANAA HOLDINGS X, LLC, a Florida limited liability company

created and existing under and by virtue of the Laws of the State of Florida, whose principal office address is 5012 Laroche Drive, Windermere, FL 34786, 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 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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 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, its heirs and assigns forever.

And the party of the first part, for him/herself, and his/her successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that he/she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, he/she WILL WARRANT AND DEFEND, subject to: Real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; acts of grantee; Illinois Condominium Property Act, encroachments, if any; unrecorded utility easements.

Permanent Real Estate Index Number(s): 10-16-430-023-1060
(Underlying Land) 10-16-430-008-0000; 10-16-430-009-0000;
10-16-430-010-0000; 10-16-430-020-0000

Address(es) of Real Estate: 8828 Niles Center Road, Unit 612, Parking Space(s) 24 & 25, and Storage Locker 68, Skokie, Illinois 60077

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 98
EXEMPT Transaction
Skokie Office 06/04/13

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IN WITNESS WHEREOF, the party of the first part has caused his/her name to be sign to these presents the day and year first above written.

Nuzhat Mathin
Nuzhat Mathin

STATE OF FLORIDA }
COUNTY OF ORANGE } SS.

I, MARIA SUSANA LOVERA, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that NUZHAT MATHIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such SPECIAL WARRANTY DEED appeared before me this day in person and acknowledged that SHE signed and delivered said instrument as HER own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 26th day of APRIL, 2013.



Maria Susana Lovera
Notary Public

My Commission Expires: 10/31/14

SEND SUBSEQUENT TAX BILLS TO:

Nuzhat Mathin
(Name)

ANA Holdings X, LLC
(Name)

Mail to: 5012 Latrobe Drive
(Address)

5012 Latrobe Drive
(Address)

Windermere, FL 34786
(City, State and Zip Code)

Windermere, FL 34786
(City, State and Zip Code)

OR RECORDER'S OFFICE BOX NO. _____

This instrument was prepared by:
Susana Lovera
1803 Park Center Drive
Suite 200
Orlando, FL 32835

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e SECTION 4, REAL
ESTATE TRANSFER ACT
Date: 4/26/13

Nuzhat Mathin
Signature of Buyer, Seller or Representative

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT NO. 612 IN SKOKE GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

LOTS 4 TO 12 BOTH INCLUSIVE, IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL B:

LOTS 1, 2 AND 3 IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE EAST 7 FEET AS CONDEMNED FOR WIDENING OF CICERO AVENUE IN CASE NO. 63866) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 8, 2005 AS DOCUMENT 0503919041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-24 AND P-25 AND S-68 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0503919041, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**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 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 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 April 26, 2013

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said NUZZAT MATHIN this 26 day of APRIL, 2013.

Notary Public _____



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 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 April 26, 2013

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said NUZZAT MATHIN - AGENT this 26 day of APRIL, 2013.

Notary Public _____



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 5 of the Illinois Real Estate Transfer Tax Act.)