

# UNOFFICIAL COPY



Doc#: 1333601021 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/02/2013 10:55 AM Pg: 1 of 2

This instrument was prepared by:

John G. Caruso  
Kirkland & Ellis LLP  
300 North LaSalle Street  
Chicago, IL 60654

After recording mail to:

FREMONT RESIDENTIAL LLC  
1817 North Fremont Street  
Chicago, Illinois 60614

For Recorder's Use Only

## WARRANTY DEED

This **WARRANTY DEED** made this 1<sup>st</sup> day of Nov, 2013, between FORTHRIGHT ENTERPRISES LLC FREMONT, an Illinois limited liability company ("Grantor"), and FREMONT RESIDENTIAL LLC, an Illinois limited liability company, having an address of 676 N Michigan Avenue, Suite 7500, Chicago, IL 60611 ("Grantee").

**WITNESSETH**, that Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, does hereby **CONVEY AND WARRANT** unto the Grantee, and successors and assigns of the Grantee, forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Cook and State of Illinois (the "Property") described as follows:

LOT 45 IN SUB-BLOCK 2 IN THE SUBDIVISION OF THE BLOCK 5 IN SHEFFIELD ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1817 North Fremont Street, Chicago, Illinois 60614  
Permanent Tax Number: 14-32-413-024-0000

**TOGETHER** with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the Property to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to the Property; **TO HAVE AND TO HOLD** the Property unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

**SUBJECT TO:** General real estate taxes and special assessments not yet due and payable; conditions, covenants, and restrictions of record; and building line easements, provided they do not interfere with the current use and enjoyment of the Property.

**Box 400-CTCC**

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IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on the day and year first above written.

FORTHRIGHT ENTERPRISES LLC FREMONT, an Illinois limited liability company

By: *Maghsod Abbaszadeh*  
Name: Maghsod Abbaszadeh  
Its: Sole Member

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK

On the 1 day of Nov, 2013, before me, the undersigned, personally appeared Maghsod Abbaszadeh, the Sole Member of FORTHRIGHT ENTERPRISES LLC FREMONT, an Illinois limited liability company, and acknowledged to me that he executed the attached deed in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned on the day and year first mentioned above.


*Arthur J. Murphy*  
Notary Public  
Print Name: Arthur J. Murphy

My Commission Expires: \_\_\_\_\_





Mail Tax Bills To:

FREMONT RESIDENTIAL LLC  
676 N Michigan Avenue, Suite 3300  
Chicago, IL 60611

REAL ESTATE TRANSFER	11/07/2013
 CHICAGO:	\$11,700.00
CTA:	\$4,680.00
<b>TOTAL:</b>	<b>\$16,380.00</b>

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REAL ESTATE TRANSFER	11/07/2013
 COOK	\$780.00
 ILLINOIS:	\$1,560.00
<b>TOTAL:</b>	<b>\$2,340.00</b>

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