#46116

## **SPECIAL** WARRANTY DEED

(ILLINOIS)

Silveringger

THE GRANTOR, BB DEVELOPMENT XXIII, LLC. a limited liability company created and existing under and by virtue of the lave of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid,



1335022026 Fee: \$42.00 RHSP Fee:\$9,00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/16/2013 09:54 AM Pg: 1 of 3

(Abov. Space for Recorder's Use Only)

and pursuant to authority given by the Managers of said company, CONVEYS and WARRANTS TO WAZEER ABBAS, a single person, and SYED ABBAS, a stenants in common, the following described Real Estate situated in the County of Cook, State of Illinoi, to wit:

#### (SEE ATTACHED LEGAL DESCRIPTION)

Commonly Known As:

4834-36 W. Fullerton Avenue, Chicago, IL 60639

Property Index Number:

13-28-431-024-0000, 13-28-431-025-0000 and 13-28-431-041-0000

(Subject to the following: covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Buyer, existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payaolo at the time of Closing)

### The Warranty in this Deed shall extend only to the acts of Grantor.

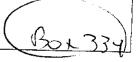
, and the state of those presents by p	S
In Witness Whereof, said Grantor has caused its name to be signed to these presents by in Marager on this $5^{fV}$ day of December, 2013.	ر. د

**SELLER** 

BB DEVELOPMENT XXIII, LLC

By: Manager **REAL ESTATE TRANSFER** CHICAGO: \$1,350.00 CTA: \$540.00 TOTAL: \$1,890.00 13-28-431-024-0000 | 20131201601607 | CHHX58

REAL ESTATE TRANSFER 12/06/2013 COOK \$90.00 ILLINOIS: \$180.00 TOTAL: \$270.00 13-28-431-024-0000 | 20131201601607 | B0RYW9



1335022026 Page: 2 of 3

## IOFFICIAL CO

STATE OF ILLINOIS	
COUNTY OF COOK	) SS. )
of BB DEVELOPMENT X subscribed to the foregoing such Manager authority given by the Mana voluntary act and deed of sa	Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, personally known to me to be a Manager XIII, LLC, and personally known to me to be the same person whose name is instrument, appeared before me this day in person and acknowledged that as he/she signed and delivered the said instrument, pursuant to agers of said company, as his/her free and voluntary act, and as the free and id company, for the uses and purposes therein set forth.
Y A	fficial seals on this 5 <sup>th</sup> day of December, 2013.
NOTARY PUBLIC	WOELCIAI CEAN

#### MAIL TO:

Azita M. Mojarad, Esq. Three First National Plaza 70 W. Madison Street, Suite 2275 Chicago, Illinois 60602

My Commission Expires: 2116 2017

"OFFICIAL SEAL" NANCY B. SHERMAN

NOTARY PUBLIC, STATE OF ILLINOIS Commission Expires 02/16/2017

SEND SUBSEQUENT TAX BILLS TO: 4834-36 W. Fullerton Avenue Chicago, Ilinois 60639 S OC.

1335022026 Page: 3 of 3

# STREET ADDRESS: 4834-4836 WEST FULLERTON, AVENUE

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 13-28-431-024-0000, 13-28-431-025-0000, and 13-28-431-041-000

#### LEGAL DESCRIPTION:

LOTS 37, 38, 39 AND 40 IN BLOCK 16 IN EDWARD F. KENNEDY'S RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

