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#46116

SPECIAL WARRANTY DEED

(ILLINOIS)



Doc#: 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

THE GRANTOR, BB DEVELOPMENT XXIII, LLC, a 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 the sum of TEN and 00/100 DOLLARS and other good and valuable considerations in hand paid,

(Above Space for Recorder's Use Only)

and pursuant to authority given by the Managers of said company, CONVEYS and WARRANTS TO WAZEER ABBAS, a married man, and SYED ABBAS, a married man, as tenants in common, the following described Real Estate situated in the County of Cook, State of Illinois, 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 payable at the time of Closing)

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

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager on this 5th day of December, 2013.

SELLER

BB DEVELOPMENT XXIII, LLC

By: [Signature]

Its: Manager

REAL ESTATE TRANSFER 12/06/2013



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

(1410) 08931640/0001 always 106116001

Box 334

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert T Anderson, personally known to me to be a Manager of BB DEVELOPMENT XXIII, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he/she signed and delivered the said instrument, pursuant to authority given by the Managers of said company, as his/her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seals on this 5th day of December, 2013.

Nancy B. Sherman
NOTARY PUBLIC

My Commission Expires: 2/16/2017



MAIL TO:

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

SEND SUBSEQUENT TAX BILLS TO:

Wazeer Abbas and Syed Abbas
4834-56 W. Fullerton Avenue
Chicago, Illinois 60639

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STREET ADDRESS: 4834-4836 WEST FULLERTON AVENUE

CITY: CHICAGO

COUNTY: COOK

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

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

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