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Doc#: 1401035057 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 01/10/2014 11:17 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

FIRST AMERICAN TITLE

ORDER #

2487326

THE GRANTOR, **Boli Holdings II, LLC, an Illinois limited liability company,** ("Grantor") for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, REMISES, RELEASES, ALIENS AND CONVEYS unto **Ali Ferozpurwala, ("Grantee"),** whose address is 2346 Marion Ave., Fremont, CA, 94539 TO HAVE AND TO HOLD to Grantee and Grantee's successors and assigns forever the following described real estate in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit A and made a part hereof

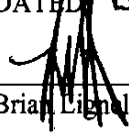
SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenant, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 25-17-208-026-0000
Address of Real Estate: 1140 W. 104th Place, Chicago, IL 60643

***This is not a homestead property**

Grantor warrants that the said real estate is free of any encumbrance made or suffered by Grantor except as may be set forth herein, and that Grantor shall warrant and defend the same to the Grantee and Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

DATED December 5, 2013.




Brian Lignalli, Manager of Boli Holdings II, LLC

S Y
P 3
S N
SC M
INT AB


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This document prepared by:
Law Offices of Ian B. Hoffenberg LLC
221 N. LaSalle, Suite 1300
Chicago, Illinois 60601

After recording return to:
Law Offices of Elina Golod
Attn: Elina Golod
211 West Wacker, Ste 1250
Chicago, Illinois 60606

REAL ESTATE TRANSFER	12/17/2013
	CHICAGO: \$142.50
	CTA: \$57.00
	TOTAL: \$199.50
25-17-208-026-0000 20131201602213 ZGJ0EQ	

Send future tax bills to:
Ali Ferozpurwala
2346 Marion Ave.
Fremont, CA 94539

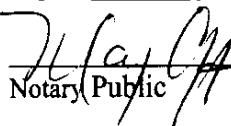
REAL ESTATE TRANSFER	12/17/2013
	COOK \$9.50
	ILLINOIS: \$19.00
	TOTAL: \$28.50
25-17-208-026-0000 20131201602213 1PFX9	

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Brian Lignelli, Manager of Boli Holdings II, LLC, 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 severally acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, December 5, 2013.

Commission Expires 5-3-17


Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE WEST 45 FEET OF THE EAST 420 FEET OF THE SOUTH 1/2 OF BLOCK 2 IN PULLMAN GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-17-208-026-0000

Property Address: 1140 W. 104Th Place, Chicago, Illinois 60643

Property of Cook County Clerk's Office