

UNOFFICIAL COPY

**SPECIAL WARRANTY
DEED**



Doc#: 1420516036 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2014 12:24 PM Pg: 1 of 2

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor, **Z Financial Illinois G Properties, LLC**, 100 Tanglewood Drive, Freeport, IL 60132, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONVEYS** and **WARRANTS** only its ownership of subject property to **Sardar Akhtar Khan and Zeenat Akhtar**, not as joint tenants but as tenants by the entirety, whose current address is 1238 West Pratt Boulevard, Unit 1C, Chicago, IL 60626, the following described real estate, to-wit:

Legal Description:

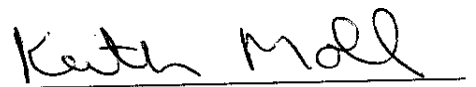
UNIT P-1 IN THE 1238 W. PRATT CONDOMINIUM, AS DELINEATED ON A SURVEY, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0526227001 AND SPECIAL AMENDMENT RECORDED APRIL 27, 2006 AS DOCUMENT 061174508, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **11-32-124-036-1010**

Commonly known as: **1238 West Pratt Boulevard, Unit P-1, Chicago, Illinois 60626**

hereby releasing and waiving all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the State of Illinois and subject to: general real estate taxes for 2013 2nd installment and subsequent years; building and building lines, use of occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements; roads and highways; encroachments; parties in possession; and drainage ditches, feeders and laterals.

Dated this 24th day of July, 2014.


Z Financial Illinois G Properties, LLC
By Keith Moll, Manager

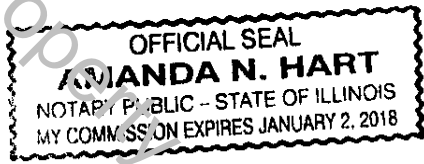
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STATE OF ILLINOIS)
)
 COOK COUNTY)

SS.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DOES HEREBY CERTIFY THAT Keith Moll, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 24th day of July, 2014




[Handwritten Signature]



 Notary Public

Please send this document to:
 Sardar Akhtar
 1238 West Pratt Boulevard, Unit 1C
 Chicago, Illinois 60626

Please send future tax bills to:
 Sardar Akhtar
 1238 West Pratt Boulevard, Unit 1C
 Chicago, Illinois 60626

This Instrument was prepared by:
 Amanda N. Hart
 29 South LaSalle Street, Suite 1205
 Chicago, Illinois 60603

	REAL ESTATE TRANSFER TAX	24-Jul-2014
	CHICAGO:	56.25
	CTA:	22.50
	TOTAL:	78.75
11-32-124-036-1010 20140701615063 0-522-449-024		

	REAL ESTATE TRANSFER TAX	24-Jul-2014
 	COUNTY:	3.75
	ILLINOIS:	7.50
	TOTAL:	11.25
11-32-124-036-1010 20140701615063 0-889-718-912		