



Special Warranty Deed CORPORATION TO INDIVIDUAL(S)

Doc#: 1422501036 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 08/13/2014 10:14 AM Pg: 1 of 4

ILLINOIS

Above Space for Recorder's Use Only

CT 151515332AH Doc 1 of 2

THIS AGREEMENT between Burns Patel Properties, LLC a corporation created and existing under and by virtue of the laws of the State of Arizona and duly authorized to transact business in the State of Illinois, party of the first part, and Ryan Alb, a Single man, of party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description rider attached as page 3 hereto).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for All of 2013 and First Installment of 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-04-113-100-1097

Address(es) of Real Estate: 720 W. Scott St., Unit 3W Chicago Illinois 60610

By FNTIC 2014

Table with 2 columns: REAL ESTATE TRANSFER TAX, 23-Jul-2014. Rows: CHICAGO: 1,443.75, CTA: 577.50, TOTAL: 2,021.25

Table with 2 columns: REAL ESTATE TRANSFER TAX, 23-Jul-2014. Rows: COUNTY: 96.25, ILLINOIS: 192.50, TOTAL: 288.75

17-04-113-100-1097 | 20140701614726 | 1-923-231-872

17-04-113-100-1097 | 20140701614726 | 0-105-312-384

BOX 333-CD

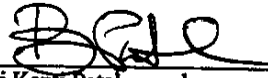
Vertical stamp: S Y, P Y, S N, SC Y, INT AB

UNOFFICIAL COPY

The date of this deed of conveyance is 07/22/2014.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its President and attested by its Secretary, on the date stated herein.

Name of Corporation:
Burns Patel Properties, LLC



Bharti Kanti Patel, as sole manager of Burns Patel Properties, LLC, and Trustee of the Bharti Kanti Patel September 2004 Revocable Living Trust

(Impress Corporate Seal Here)



Thomas Edward Burns, Trustee of the Thomas Edward Burns September 2004 Revocable Living Trust



Devendra Patel, Trustee of Bittersweet Deed of Settlement

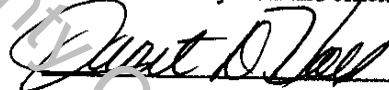
State of Illinois
County of Cook Will

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bharti Kanti Patel is personally known to me to be the sole manager of said corporation, and Thomas Edward Burns and Devendra Patel, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managers and Members, they signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

(Impress Seal Here)

Given under my hand and official seal 07/22/2014.

(My Commission Expires 08/02/2017)



Notary Public

This instrument was prepared by

Gardi & Haught, Ltd.
939 N. Plum Grove Rd., Ste. C
Schaumburg, IL 60173

Send subsequent tax bills to:

Ryan T. AlB
720 W. Scott St.
UNIT 3W
Chicago, IL 60610

Recorder-mail recorded document to:

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

For the premises commonly known as:

720 W. Scott St., Unit 3W
Chicago, Illinois 60610

Legal Description:

SEE ATTACHED LEGAL

Property of Cook County Clerk's Office

© By FNTIC 2014

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5152332 MNC
STREET ADDRESS: 720 W. SCOTT ST. #3W
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-04-113-100-1097

LEGAL DESCRIPTION:

PARCEL 1: UNIT 720-3W, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 28, 2001 AS DOCUMENT NO. 0010906035, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE J-5 IS A LIMITED COMMON ELEMENT AS DESIGNATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010906035.

Property of Cook County Clerk's Office