

UNOFFICIAL COPY

Saturn Title LLC
1412171



AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1062

Doc#: 1422617021 Fee: \$42.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2014 01:08 PM Pg: 1 of 3

**Warranty Deed
Statutory (Illinois)**

THE GRANTOR(S), **T & B Ventures LLC**, an Illinois limited liability company of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Ali Ahmed, a single man,** of 365 N. Jefferson, #2403, Chicago, IL 60661,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2014 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 17-08-121-044-1006

Property Address: 1500 W. Grand Ave Unit 3W, Chicago, IL 60642

Dated this 16 day of July, 2014.

REAL ESTATE TRANSFER TAX 04-Aug-2014



| | |
|----------|----------|
| CHICAGO: | 2,782.50 |
| CTA: | 1,113.00 |
| TOTAL: | 3,895.50 |

17-08-121-044-1006 | 20140701613563 | 1-957-775-488

T & B Ventures LLC

By Stanley Boduch

REAL ESTATE TRANSFER TAX 04-Aug-2014



| | |
|-----------|--------|
| COUNTY: | 185.50 |
| ILLINOIS: | 371.00 |
| TOTAL: | 556.50 |

17-08-121-044-1006 | 20140701613563 | 0-251-578-496

S 4
P 3
S N
M N
SC 4
E 4
INT 1

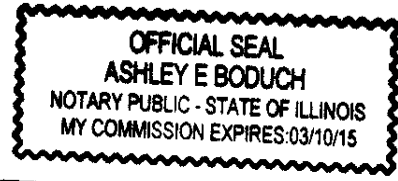
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Stanley Boduch of **T & B Ventures LLC**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 16 day of July, 2014.

Ashley E Boduch
Notary Public



My commission expires: March 10, 2015

THIS DOCUMENT PREPARED BY:

Fuksa Khorshid, LLC
Lucas Fuksa
70 W. Erie St., 2nd Floor
Chicago, IL 60654

MAIL TAX BILL TO:

Ali Ahmed
1500 W. Grand, Apt 300
Chicago, IL 60642

MAIL RECORDED DEED TO:

~~Ali Ahmed~~ Seamus Bell
2015 W. Fullerton Ave
Chicago, IL 60647

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **PARCEL 1:**

UNIT 3W IN THE 1500 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS AND PARTS THEREOF IN BICKERDIKE'S ADDITION TO CHICAGO A SUBDIVISION IN SECTION 8, TOWNSHIP 39, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO.0430919070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND STORAGE SPACE S-6, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0430919070.

Permanent Index Number(s): 17-08-121-041-1006

Property Address: 1500 W. Grand Ave Unit 3W, Chicago, IL 60642

Property of Cook County Clerk's Office