UNOFFICIAL COPY

This instrument prepared by:

lebby Macre hicago Title of Texas LBJ Freeway Ste 200 75240 Dallas IX



Doc#: 1502913059 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 01/29/2015 02:21 PM Pg: 1 of 3

When recorded, return to:

Ihsan Sweiss & Shehdeh Abukhalil 410 Shadow Cree Palos Heights, Illinois 60463

SPECIAL WARRANTY DEED

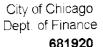
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, FALCON HOLDINGS, LLC, a Delaware limited liability company, whose address is 7 Village Circle, Westlake, Texas 76262 ("Grantor"), does hereby grant, bargain, sell and convey unto PETRA DEVELOPMENT AND MANAGEMENT CORP., whose acdress is 12559 S. Holiday Drive, Ste. A, Alsip, Illinois 60803 ("Grantee"), its successors and assigns foreve, all of the real property located in Cook County, Illinois, together with the buildings and improvements located thereon (collectively, the "Property"), as legally described on the attached Exhibit A hereto.

SUBJECT TO all taxes, assessments, liens, encumbrances, easements, rights of way, and restrictions as may appear of record and all matters which a prysical inspection or accurate survey of the Property would disclose.

Property Address is 6600 S. Halsted St., Chicago, Illinois

Tax Parcel Number is 20-20-231-040-0000

And Grantor hereby binds itself and its successors to warrant and defend to the Property as against all acts of Grantor and none other, subject to the matters above set forth.



681920

1/29/2015 11:11

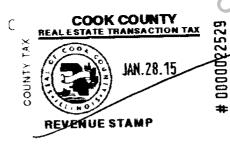
dr00155



Real Estate Transfer Stamp

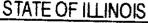
\$1,575.00

Batch 9,355,780



REAL ESTATE TRANSEER-TAX 0007500

FP 103042



REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE



JAN.29.15

0015000 FP 103037

REAL ESTATE

TRANSFEB TAX **R**000

Page 1

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal as of the day of January, 2015.

FALCON HOLDINGS, LLC, a Delaware limited liability company

By Printed Name Asan Khan

Its

Missouri State of Hexas) City Statis) ss. County of Tarrant)

I, the undersigned Motary Public in and for the County and State aforesaid, do hereby certify that on this 13 day of January 2015, ASIAM KhAN, personally appeared before me and being first duly sworn by me acknowledged that he signed the foregoing document in his capacity as Manage of Falcon Holdings, LLC, a Delaware limited liability company, and declared that the statements therein contained are true.

IN WITNESS WHEREOF, I have nercunto set my hand and seal the day and year before written.

Motary Public

My Commission Expires:

TAMMY R. ROBINSON
Lictary Public - Notary Seal
State of Missouri

Commissioned for St. Louis County My Commission Expires: August 08, 2018 Commission Aumber: 14462425

Office

Send Future Tax bills to:

Petra Development and Management Corp. 410 Shadow Cree Palos Heights, Illinois 60463

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EXHIBIT A

LEGAL DESCRIPTION

Lots 91, 92, 93 and 94 in Wheeler's Subdivision of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 38 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

Tax Parcel Number is: 20-20-231-040-0000