

# UNOFFICIAL COPY



## WARRANTY DEED

### MAIL TO:

MICHAEL ARETOS

2550 W. GOLF RD. #250

Rolling Meadows IL 60008

### SEND TAX BILLS TO:

HIREN SHAH

2730 NORTH DAYTON

CHICAGO IL 60614

Doc#: 1503333041 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2015 01:20 PM Pg: 1 of 3

WISA 1072028 (2015) AND (2016) 19302 LOR

THIS INDENTURE, made this 22 day of January, 2015 between 2730 NORTH DAYTON, LLC, an Illinois limited liability company, as party of the first part, and HIREN SHAH and MALATHI SHAH, Husband and Wife, both of 2040 N. Lincoln Avenue, Chicago, Illinois, the party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does CONVEY and WARRANT unto the party of the second part, NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY, and to their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 41 IN SUBDIVISION OF BLOCK 3 IN ~~BERGMAN'S~~ <sup>BERGMAN'S</sup> SUBDIVISION OF THE WEST 3/4 OF OUTLOT 9 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 party, 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 above described, with the appurtenances, unto the party of the second part, 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, 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: real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of the Closing; applicable zoning and building laws or ordinances; easements, covenants, conditions,



S Y  
P 3  
S A  
SC Y  
INT Y

Box 334

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 26-Jan-2015

		<b>COUNTY:</b>	1,150.00
		<b>ILLINOIS:</b>	2,300.00
		<b>TOTAL:</b>	3,450.00

14-29-406-025-0000 | 20150101658791 | 0-024-383-104

**REAL ESTATE TRANSFER TAX** 26-Jan-2015

	<b>CHICAGO:</b>	17,250.00
	<b>CTA:</b>	6,900.00
	<b>TOTAL:</b>	24,150.00

14-29-406-025-0000 | 20150101658791 | 1-876-692-608

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## WARRANTY DEED

agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number: 14-29-406-025-0000

Address of real estate: 2730 NORTH DAYTON, CHICAGO, ILLINOIS. 60614.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its sole member the day and year first above written.

2730 NORTH DAYTON, LLC, an Illinois limited liability company

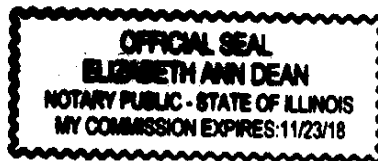
By: [Signature]  
Its member

By: [Signature]  
Its member

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK    )

I, Elizabeth A. Dean, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS O'NEILL and STEPHEN O'NEILL, personally known to me to be the members of 2730 NORTH DAYTON, LLC, an Illinois limited liability company, and 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 the members they signed and delivered the said instrument, pursuant to authority, given by the Articles of Organization and Operating Agreement, and 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.

Given under my hand and official seal this 2nd day of January, 2015.



[Signature]  
Notary Public

This instrument prepared by: Rosemary S. Mulryan, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613