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**THIS DOCUMENT WAS  
PREPARED BY:**

Jeremy E. Reis, Esq.  
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833 N. Orleans Street, Suite 400  
Chicago, IL 60610



**AFTER RECORDING, RETURN TO:**

Daniel W. Arkin  
Rusin & Maciorowski  
10 S. Riverside Plaza, Suite 1530  
Chicago, IL 60606

Doc#: 1507119076 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/12/2015 12:18 PM Pg: 1 of 5

**STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 5<sup>th</sup> day of March, 2015 by and between **3FCB III LLC HOLDINGS 1, an Illinois limited liability company** ("Grantor"), and **Jigar Desai and Sara Desai, husband and wife, as tenants by the entirety** ("Grantee"), having a mailing address of 244 Elm Street, Glenview, Illinois 60025.

*Stc01140-31526E  
10/2*

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, 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:

**SEE EXHIBIT A (LEGAL DESCRIPTION) ATTACHED HERETO AND MADE A PART  
HEREOF.**

TAX PARCEL IDENTIFICATION NUMBERS: 09-12-434-025-0000

COMMONLY KNOWN AS: 244 ELM STREET, GLENVIEW, ILLINOIS 60025

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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons

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lawfully claiming, or to claim the same, by, through or under it, subject to the usual terms and conditions with extended coverage endorsement, and subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STATE TAX

**STATE OF ILLINOIS**



MAR. 11. 15


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000022965

REAL ESTATE TRANSFER TAX
0063000
FP 103037

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAR. 10. 15

REVENUE STAMP

# 0000022910

REAL ESTATE TRANSFER TAX
0031500
FP 103042

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 5th day of ~~February~~, 2015.

*March*  
*[Signature]*

3FCB III LLC Holdings 1, an Illinois limited liability company

By: BADM I Manager LLC, its manager

By: 3F Properties LLC, its manager

By: *[Signature]*  
Name: Andrew Friestedt  
Its: Member/Manager

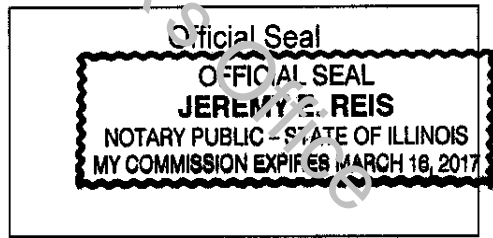
State of Illinois )  
                                  )ss  
County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Andrew Friestedt, a Member/Manager of 3F Properties LLC, the manager of BADM I Manager LLC, personally known to me to be a manager of 3FCB III LLC Holdings 1, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5<sup>th</sup> day of ~~February~~ *March*, 2015.

*[Signature]*  
Notary

Commission Expires: 3/16/17



**Send Subsequent Tax Bills To:**

Jigar and Sara Desai  
(Name)

244 Elm Street  
(Address)

Glenview, Illinois 60025  
(City, State, Zip)

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN BLOCK 10 IN GLENVIEW PARK MANOR, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 09-12-434-025-0000

**COMMON ADDRESS:** 244 Elm Street, Glenview, Illinois 60025

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2014 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration recorded as Document Number 13361334, as amended from time to time.
3. Building set back lines, easements, covenants and/or restrictions, if any, as disclosed by the County Recorder's land records.
4. Violation of the building line as the improvement on the subject land is located less than 30 feet from the East lot line as disclosed by survey dated July 11, 2014 by Andrzej Murzanski Land Surveyors, Inc. as Job No.: 140715C.
5. Encroachment of fence belonging to subject land over and onto land Southerly of and adjoining a distance of 0.17 feet, more or less as disclosed by survey dated July 11, 2014 by Andrzej Murzanski Land Surveyors, Inc. as Job No.: 140715C.

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