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Doc#: 1516733004 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2015 08:23 AM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY CORP TO INDIVIDUALS

MAIL TO:

Steve Felton
2220 W. North Ave.
Chicago, IL 60647

NAME/ADDRESS OF TAXPAYER:

Majid Afshar
Elizabeth Salisbury Afshar
6327 N. Kildare Ave.
Chicago, IL 60646

RECORDER'S STAMP

THE GRANTOR, **EMJM PROPERTIES, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS unto **Majid Afshar and Elizabeth Salisbury Afshar, Husband and Wife, as Tenants by the Entirety**, of: 929 N., Damen, Unit #1, Chicago, IL 60622, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 36 IN ENDERLIN'S ROSEMONT SUBDIVISION, IN THE WEST 1/2 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property Index Number: 13-03-203-015-0000

Common Address: 6327 N. Kildare Ave., Chicago, Illinois 60646

SUBJECT TO: (a) general taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the House and the Property); (d) acts done or suffered by Purchaser or anyone claiming through Purchaser; (e) utility easements, whether recorded or unrecorded; (f) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and Secretary this 5th day of June, 2015.

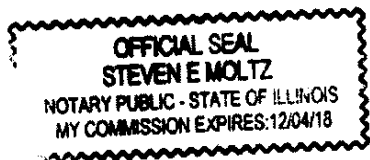
EMJM PROPERTIES, INC.,
an Illinois corporation

By: *Joseph McFadden*
Joseph McFadden, Its President & Secretary

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Joseph McFadden, personally known to me to be the President and Secretary of **EMJM PROPERTIES, INC.**, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his 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 5th day of June, 2015.



Steven E. Moltz
Notary Public

This instrument prepared by:

Steven E. Moltz
PALMISANO & MOLTZ
19 S. LaSalle St., Suite 900
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		05-Jun-2015
COUNTY:		357.50
ILLINOIS:		715.00
TOTAL:		1,072.50
13-03-203-015-0000 20150601692244 0-547-683-712		

REAL ESTATE TRANSFER TAX		08-Jun-2015
CHICAGO:		5,362.50
CTA:		2,145.00
TOTAL:		7,507.50
13-03-203-015-0000 20150601692244 0-452-033-920		