



Doc#: 1520156032 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2015 10:59 AM Pg: 1 of 4

1 of 10

Property of Cook County Clerk's Office

SPECIAL LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that BYLINE BANK, formerly known as North Community Bank, successor by merger to Archer Bank, an Illinois banking corporation, 3639 N. Broadway, Chicago IL 60613 ("Grantor") CONVEYS AND SPECIALLY WARRANTS to THE NOBLEST PEOPLE ISLAMIC LEARNING CENTER, an Illinois not for profit corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate located in Kane County, in the State of Illinois:

LOT 151 IN SOUTHWEST HIGHLANDS AT 79TH AND KEDZIE (UNIT NUMBER 1) BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT LANDS DEEDED TO RAILROAD AND EXCEPT STREETS HERETOFORE DEDICATED) IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 8030 S. KEDZIE AVE.
CHICAGO, IL 60652
Permanent Real Estate Index Number: 19-35-213-030-0000

Mail To
PROPER TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PT 15-02222

TOGETHER WITH, all and singular, the rights benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Real Estate").

Subject to (i) all taxes and special assessments now due and payable and those due and payable after this date; (ii) zoning and building laws and ordinances and amendments thereto; (iii) easements, if any, restrictions, conditions, reservations, and covenants appearing in any deed or other instrument of record; (iv) all matters disclosed in the owner's title insurance policy commitment of Chicago Title Insurance Company with respect to the Real Estate, including all standard or general exceptions contained therein.

PTS-2222

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Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other. Except for the warranties of title contains herein, the conveyance of the Real Estate is made on an "as is" basis.

The undersigned person executing this deed represents and certifies, on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is an Illinois banking corporation in good standing in the state of its origin; that the Grantor has full capacity to convey the Real Estate described; and that all necessary action for making of this conveyance has been duly taken.

25 IN WITNESS WHEREOF, GRANTOR has caused this deed to be executed on this day of June, 2015.

BYLINE BANK, formerly known as NORTH COMMUNITY BANK, an Illinois banking corporation:

BY: [Signature]
Print Name: Etka Nelson
Title: Vice President - Real Estate Counsel

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ETKA NELSON the VP - RE Counsel of BYLINE BANK, formerly known as NORTH COMMUNITY BANK, an Illinois banking corporation, 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 acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act.

Given under my hand and official seal, this 25 day of June, 2015.

[Signature]
NOTARY PUBLIC



Send Tax Bills to and Grantee's mailing address is:



THE NOBLEST PEOPLE ISLAMIC LEARNING CENTER
8030 S. KEDZIE AVENUE
CHICAGO, IL 60652

This instrument was prepared by:
Nicholas Geroulis, Esq.
613 West 16th Street
Chicago, Illinois 60616

~~MADE TO:~~
THE NOBLEST PEOPLE ISLAMIC LEARNING CENTER
~~8030 S. KEDZIE AVENUE~~
90 WILLIAMS LAW OFFICE
10340 S. WESTERN AVE, SUITE 2A
CHICAGO, IL 60643

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REAL ESTATE TRANSFER TAX		26-Jun-2015
	COUNTY:	31.25
	ILLINOIS:	62.50
	TOTAL:	93.75
19-35-213-030-0000 20150601600933		1-336-497-024

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REAL ESTATE TRANSFER TAX



09-Jul-2015

CHICAGO: 468.75
CTA: 187.50
TOTAL: 656.25

19-35-213-030-0000 | 20150601600933 | 0-011-668-352