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Doc#: 1521904049 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2015 01:20 PM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, 2657 N. BOSWORTH LLC, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Karan Garg and Mallika Das, husband and wife, as tenants by the entirety of the City of Chicago, Cook, County Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2015 and subsequent years, special taxes and assessments, if any, not yet due and payable. Grantor also hereby grants to the Grantee, its successors and assigns, such rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is also subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s) : 14-29-301-020-0000, 14-29-301-021-0000
Address(es) of Real Estate: 2657 N Bosworth, Unit 1S, Chicago, IL 60657

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Drive, STE 2400
Chicago, IL 60606-4650
Attn: Search Department

TO HAVE AND TO HOLD said premises forever as tenants by the entirety.

24th day of July, 20 15

2657 N Bosworth, LLC, an Illinois Limited Liability Company

By: JAB Real Estate Opportunity Fund III, LP
a Delaware limited partnership

Its: Manager

By: JAB Real Estate Opportunity Partners III, LLC
a Delaware limited liability company

Its: General Partner

By: [Signature]
Manager

REAL ESTATE TRANSFER TAX 29-Jul-2015



COUNTY: 432.50
ILLINOIS: 865.00
TOTAL: 1,297.50

14-29-301-020-0000 | 20150701610276 | 1-990-933-376

REAL ESTATE TRANSFER TAX 29-Jul-2015



CHICAGO: 6,487.50
CTA: 2,595.00
TOTAL: 9,082.50

14-29-301-020-0000 | 20150701610276 | 1-006-156-672

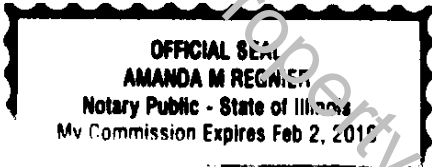
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that James D. Jann, as manager of the 2657 N. BOSWORTH LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of July, 2016.



Amanda M. Regnier
(Notary Public)

Prepared by:

Matthew R. Gallagher
1800 W Berenice Ste 100
Chicago, IL 60613

Mail To and Name and Address of Taxpayer:

Karan Das
2657 N. Bosworth # 15
CHICAGO IL 60657

Property of Cook County Clerk's Office