

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 1523350038 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2015 09:36 AM Pg: 1 of 5

PRISM TITLE

1011 E. Touhy Ave, # 350
Des Plaines, IL 60018

1523350038

THIS INDENTURE, made this 5th day of August, 2015 between WINGED HORSEMEN REALTY LLC, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of California, party of the first part, and FIRASAT KHAN, .

(GRANTEE'S ADDRESS) 1363 H Street, Elmont, NY 11003

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2015 and subsequent years.

Permanent Real Estate Index Number(s): 13-01-106-026-0000
Address(es) of Real Estate: 6322 N Mozart Chicago, IL 60659

Together with all the singular and 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 said party of the first part, 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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, **WILL WARRANT AND FOREVER DEFEND.**

6

UNOFFICIAL COPY

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its ., the day and year first above written.

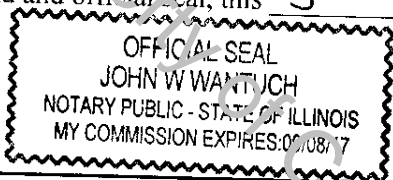
WINGED HORSEMEN REALTY LLC

By Marian Grabowski
Marian Grabowski
Manager

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 Marian Grabowski personally known to me to be the Manager of the WINGED HORSEMEN REALTY LLC, and 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 acknowledged that as such Manager he signed and delivered the said instrument to be affixed thereto, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5TH day of August, 2015



John W. Wantuch (Notary Public)

Prepared By: Christopher T. Nowotarski, Esq.
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To:
Abid Sabeeh, Esq.
4 N Bartlett Road
Streamwood, IL 60107

Name & Address of Taxpayer:
FIRASAT KHAN

1363 H STREET, ELMONT, NY, 11003

COOK County Clerk's Office

UNOFFICIAL COPY

First American Title Insurance Company

Commitment Number: 15060574

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 26 IN BLOCK 2 IN GRADY'S 6TH GREEN BRIAR ADDITION TO NORTH EDGE WATER, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 13-01-106-026-0000

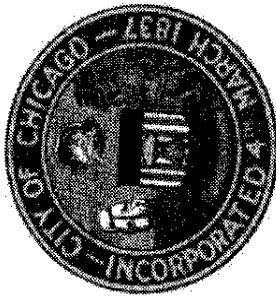
Property Address: 6522 N MOZART ST., CHICAGO, IL 60659

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

13-Aug-2015



CHICAGO:

3,862.50

CTA:

1,545.00

TOTAL:

5,407.50

13-01-106-026-0000

20150801615463

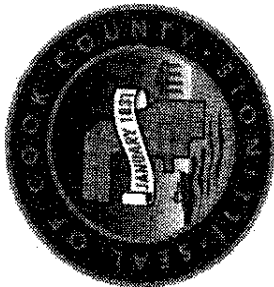
1-791-141-7600

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

13-Aug-2015



COUNTY:
ILLINOIS:
TOTAL:

257.50

515.00

772.50

13-01-106-026-0000

20150801615463

1-273-964-416

Property of Cook County Clerk's Office