

UNOFFICIAL COPY

PREPARED BY:

Galanopoulos & Galgan
Dean G. Galanopoulos
340 W. Butterfield Road, Suite 1A
Elmhurst, IL 60126

MAIL TAX BILL TO:

Syed S. Rizvi and Dali Rizvi
4137 N. Narragansett Avenue, #2
Chicago, IL 60634

MAIL RECORDED DEED TO:

Stafani Markovic
7060 W. Higgins Road
Chicago, IL 60618

Doc#: 1530155078 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2015 09:45 AM Pg: 1 of 2

Dec ID 20151001638562
ST/CO Stamp 0-783-315-008 ST Tax \$379.00 CO Tax \$189.50
City Stamp 2-098-491-456 City Tax: \$3,979.50

**WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL
TENANCY BY THE ENTIRETY
Statutory (Illinois)**

THE GRANTOR(S), Schiller Management, a Series 15 Illinois Limited Liability Company, 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 Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Syed S. Rizvi and Dali Rizvi, husband and wife, of 2800 N. Talman, Chicago, IL 60618, party of the second part, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

THAT PART OF THE NORTH 60 FEET OF LOT 60 AND ALL OF LOT 61 IN FREDERICK H. BARTLETT'S SUBDIVISION TAKEN AS A TRACT DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 61, 88 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 61; THENCE NORTH 88 DEGREES 35 MINUES 31 SECONDS EAST ON A TRUE BEARING A DISTANCE OF 39.38 FEEL LO A POINT; THENCE NORTH 88 DEGREES 35 MINUES 31 SECONDS EAST A DISTANCE OF 23.93 FEET TO A POINT FOR A CORNER; THENCE SOUTH 01 DEGREES 26 MINUTES 13 SECONDS EAST A DISTANCE OF 88,00 FEET TO A POINT FOR A CORNCER; THENCE SOUTH 88 DERGREES 35 MINUTES 31 SECONDS WEST A DISTANCE OF 23.93 FEET ALONG THE SOUTH LINE OF SAID NORTH 60 FEET OF LOT 60 TO A POINT FOR A CORNER, THENCE NORTH 01 DEGREES 26 MINUTES 13 SECONDS WEST A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING ALL IN SAID FREDERICK H. BARTLETT'S SUBDIVISION IN DIE NORTH 7/8 OF THE WEST 1/2 OF THE SOUTH 1/4 OF SECTION 17 TOWNSHIP 40 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER THE "COMMON AREA" AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE DUNNING COURTES TOWNHOMES DATED JULY 15, 2005 AND RECORDED JULY 18, 2005 AS DOCUMENT 0519918057, AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 720522018, MADE BY 4100 DEVELOPMENT GROUP, INC

Permanent Index Number(s): 13-17-309-104-0000

Property Address: 4137 N. Narragansett Ave. Unit 2, Chicago, IL 60634

Subject, however, to the general taxes for the year of 2015 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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Warranty Deed – Tenancy By the Entirety - *Continued*

Dated this 19 Day of Oct 20 15

Schiller Management LLC – Series 15



Eric Adams, Authorized Member

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eric Adams, Authorized member of Schiller Management LLC – Series 15, 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 signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 19th Day of October 20 15

Mary G Tomasso
Notary Public

My commission expires: June 22, 2016



Property of Cook County Clerk's Office