

# UNOFFICIAL COPY

1502725 NB BM *agb*  
SPECIAL WARRANTY DEED



Doc#: 1601501010 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2016 09:35 AM Pg: 1 of 2

MAIL TO:

Law Offices of CKH & Associates  
Attn: Richard Kim  
8930 Waukegan Rd., Suite 210  
Morton Grove, IL 60053

NAME & ADDRESS OF TAXPAYER:

Anuradha Kakarala  
Swarnalatha Murthy  
1441 E. Katie Ln.  
Palatine, IL 60074

THE INDENTURE, made this 30<sup>th</sup> day of December, 2015 between CDBNA, LLC, a limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, as Grantor of the first part, and Grantees, **Anuradha Kakarala an undivided 1/2 interest in and Swarnalatha Murthy an undivided 1/2 interest in** as tenants in common, WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, SELL and CONVEY unto Grantee, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 2 IN THE WOODLANDS OF PALATINE SUBDIVISION BEING A RESUBDIVISION OF LOT 1, 2 AND 3 IN BLOCK 8 IN A. T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WOODLANDS OF PALATINE SUBDIVISION RECORDED JUNE 27, 2007 AS DOCUMENT 0717815046, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 02-16-408-031-0000

Property Address: <sup>B6</sup> ~~Lot 2 N.~~ Quentin Road, Palatine, Illinois 60067

Together with all and singular the hereditaments and appurtenances thereunto belonging there, or in anyway 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 Grantor, 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 described above, with the appurtenances, unto the Grantees, forever. And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to (a) general real estate taxes not due and payable as of the date hereof; and (b) covenants, conditions and

S ✓  
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SC ✓  
INT ✓

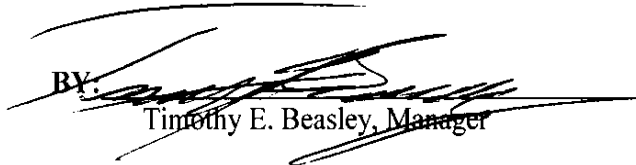
BOX 333-CTP

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restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its Manager, this 30<sup>th</sup> day of December, 2015.

CDBNA, LLC

BY:   
Timothy E. Beasley, Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS

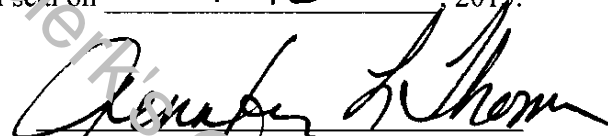
COUNTY OF DEKALB

) ss.  
)

I, Jennifer L. Thomsen the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Beasley, Manager of CDBNA, LLC, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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 official seal on 12/30 2015.



  
Notary Public

Name and Address of Preparer:  
Katharine M. Peterson  
Attorney At Law  
1985 DeKalb Ave.  
Sycamore, IL 60178  
(815) 787-2360

\* See all stamps on deed 298

REAL ESTATE TRANSFER TAX		05-Jan-2016
	COUNTY:	110.00
	ILLINOIS:	220.00
	TOTAL:	330.00