



Doc#: 1602118019 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2016 09:52 AM Pg: 1 of 4

This Instrument Prepared by:  
Timothy P. McHugh, LTD.  
360 West Butterfield #300  
Elmhurst, IL 60126

Return to &  
Mail Tax Statements To:  
6217 Kimbark LLC  
236 Waukegan Road  
Glenview, IL 60025

File #: OSLAW-36057

This space for recording information only

**SPECIAL WARRANTY DEED**

**"Exempt under paragraph E"**

*[Signature]* 1/12/16

This SPECIAL WARRANTY DEED, executed this 22 day of December, 2015, by and between EON PROPERTY MANAGEMENT LLC, an Illinois limited liability company, of 236 Waukegan Road, Glenview, IL 60025, hereinafter called GRANTOR, grant to 6217 KIMBARK LLC, a Delaware limited liability company, whose address is 236 Waukegan Road, Glenview, IL 60025, hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of zero 00/100 (\$0.00) Dollars, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, viz:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Sellers to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Sellers make no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenant with said GRANTEE that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land,

|                                    |  |
|------------------------------------|--|
| VILLAGE OF DOLTON                  | <b>№ 19926</b>                           |
| WATER / REAL PROPERTY TRANSFER TAX |  |
| ADDRESS <u>14432 Sanderson</u>     |  |
| ISSUE <u>12-29-15</u>              | EXPIRED <u>01-29-16</u>                  |
| AMT <u>50.00</u>                   |  |
| TYPE <u>WTS</u>                    | <i>[Signature]</i><br>VILLAGE CONTROLLER |

*[Handwritten mark]*

# UNOFFICIAL COPY

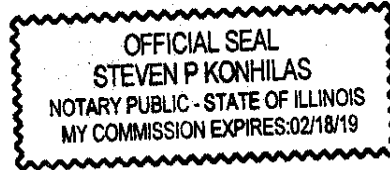
hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

EON PROPERTY MANAGEMENT LLC  
An Illinois limited liability company

[Signature]  
PATTY BAHRAMIS  
Managing Member

STATE OF ILLINOIS )  
COUNTY OF Cook )



The foregoing instrument was hereby acknowledged before me this 22 day of December 2015, by PATTY BAHRAMIS, as Managing Member For: EON PROPERTY MANAGEMENT LLC, an Illinois limited liability company, who is personally known to me or who has produced license, as identification, and who signed this instrument willingly.

[Signature]

Notary Public  
My commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

File #: OSLAW-36057

LOT 23 (EXCEPT THE SOUTH 5 FEET THEREOF) AND THE SOUTH 20 FEET OF LOT 22 IN BLOCK 1 OF D. LEONARD'S SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel ID: 29-03-419-067-0000  
Commonly known as 14437 Sanderson, Dolton, IL 60419

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

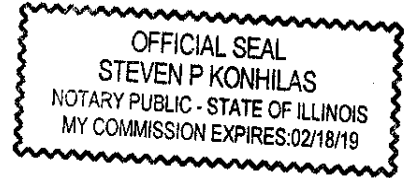
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December, 22, 2015 Signature: \_\_\_\_\_

PATTY BAHRAMIS, as Managing Member (Grantor)  
For: EON PROPERTY MANAGEMENT LLC

Subscribed and sworn to before  
Me by the said grantor  
this 22 day of December,  
2015.



NOTARY PUBLIC \_\_\_\_\_

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date December 22, 2015 Signature: \_\_\_\_\_

PATTY BAHRAMIS, as Managing Member (Grantee)  
6217 Kimbark LLC

Subscribed and sworn to before  
Me by the said grantee  
This 22 day of December,  
2015.



NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)