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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 #: OSLAV/-36068

Doc#: 1602118021 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 01/21/2016 09:54 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

"Exempt under paragraph E"

This SPECIAL WARRANTY DEED, executed this 2 day of 2015, by and between 6217 S. KIMBARK, INC., an Illinois corperation, of 236 Waukegan Road, Glenview, IL 60025, hereinafter called GRANTOR, grant to 6217 KIMLARK 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, wiz:

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, 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.

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

6217 S. KIMBARK, INC.
An Illinois corporation
By
GEORGE J. BAHRAMIS
President
STATE OF

COUNTY OF Cost

OFFICIAL SEAL
STEVEN P KONHILAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/18/19

The foregoing instrument was hereby acknowledged before me this 22 day of 2015, by GEORGE J. BAHF AMIS, as President, For: 6217 S. KIMBARK, INC., an Illinois corporation, who is personally known to me or who has produced 2015, as identification, and who signed this instrument willingly.

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 properer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

was made at the time of this c		to propose by Granton Grantee and for	ıı
REAL ESTATE TRANSFER TAX		21-Jan-2016	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
20-14-413-042-1002	20160101662119	1-080-345-152	

^{*} Total does not include any applicable penalty or interest due.

RFAL EST	ATE TRANS	ER TAX	21-Jan-2016
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-14-41	3-042-1002	20160101662119	0-281-525-312

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EXHIBIT "A"

File #: OSLAW-36068

UNIT GS OF LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID: 20-14-413-042-1002 Commonly known as 6217 South Kimbark- GS, Chicago, IL 60637

File #: OSLAW 36)67

UNIT GN OF LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PPLACIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1001

Property Address: 6217 South Kimbark- GN, Chicago, IL 60637

File #: OSLAW-36066

UNIT 4S OF LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUR. COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1010

Property Address: 6217 South Kimbark- 4S, Chicago, IL 60637

File #: OSLAW-36065

UNIT 4N OF LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, PANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1009

Property Address: 6217 South Kimbark- 4N, Chicago, IL 60637

File #: OSLAW-36064

UNIT 3S OF LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1008

Property Address: 6217 South Kimbark- 3S, Chicago, IL 60637

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File #: OSLAW-36063

UNIT 3N OF LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1007

Property Address: 6217 South Kimbark- 3N, Chicago, IL 60637

File #: OSLAW-36062

UNIT 2S OF LCT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE TYLRY PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1006

Property Address: 6217 Scula Kimbark- 2S, Chicago, IL 60637

File #: OSLAW-36060

UNIT 1S LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1004

Property Address: 6217 South Kimbark- 1s, Chicago, IL 60637

File #: OSLAW-36059

UNIT 1N OF LOT 22 IN SUBDIVISION OF BLOCK 5 IN O.R. KEITH SUED VISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #: 20-14-413-042-1003

Property Address: 6217 South Kimbark- 1n, Chicago, IL 60637

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STATEMENT BY GRANTOR AND GRANTEE

The granter 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 Cambor 27, 20/5 Signature:	
George Bahramis, President for	
6217 S kimbark Li (Grantor or Agent)	
	5^^~~~
Subscribed and sworn to before	OFFICIAL SEAL STEVEN P KONHILAS
Me by the said 9rants, 2 this 22 day of Decambor.	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/18/19
20/5.	**************************************
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 ecquire 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 law s of the State of Illinois.

Date Ocambox 77,2015 Signature:

Patty Bahramis, Managing Member
6217 Kimbark LLC (Grantee or Agent)

Subscribed and sworn to before
Me by the said Orantee
This 27 day of Ocambox
20 5.

NOTARY PUBLIC

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.)