

3049

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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

**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

This space for recording information only

## SPECIAL WARRANTY DEED

"Exempt under paragraph E"

*[Signature]* 1/19/16

This SPECIAL WARRANTY DEED, executed this 22 day of December, 2015, by and between 6217 S. KIMBARK, INC., an Illinois corporation, 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, release, 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.

*[Handwritten initials]*



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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 36067

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 PRINCIPAL 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 COOK 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, RANGE 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

# UNOFFICIAL COPY

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 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 #: 20-14-413-042-1006

Property Address: 6217 South 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 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 #: 20-14-413-042-1003

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

# UNOFFICIAL COPY

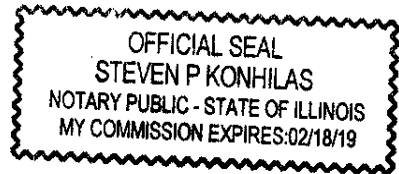
## STATEMENT BY GRANTOR AND GRANTEE

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:

[Signature]  
George Bahramis, President for  
6217 S kimbark LLC (Grantor or Agent)

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



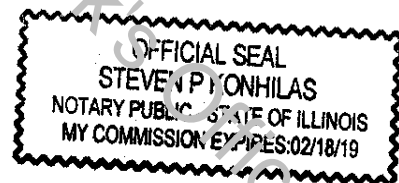
NOTARY PUBLIC [Signature]

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:

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

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



NOTARY PUBLIC [Signature]

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.)