## **UNOFFICIAL COPY**

## DEED PREPARED BY AND AFTER RECORDING MAIL TO:

KEITH L. MOORE, ESQ. 806 GREENWOOD ST. EVANSTON, IL 60201

Doc#: 1608101060 Fee: \$60.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 03/21/2016 03:01 PM Pg: 1 of 2

### MAIL SUBSEQUENT TAX BILLS TO:

HANOVER HOMES, LLC 806 GREENWOOD ST. EVANSTON, IL 60201

### **SPECIAL WARRANTY DEED**

GRANTOP, ROHIT AGRAWAL, a single man, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, in hand paid, WARRANTS and CONVEYS to

GRANTEE, HAI CYFR HOMES, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit A attached hereto

Permanent Real Estate Index Number: 06-36-313-043-1005

Address of Real Estate: UNIT 7, 2230 BRLFZEWOOD TERRACE, HANOVER PARK, ILLINOIS 60133.

Together with all and singular the he ed taments and appurtenances thereunto belonging, or in anywise 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 Grantor either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, other than the matters referred to in **Exhibit B** attached hereto and made a part hereof (collectively, "**Permitted Exceptions**").

Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

Dated as of MARCH  $\mathcal{B}$  , 2016.

**GRANTOR**:

THIS IS NOT HOMESTEAD PROPERTY

**ROHIT AGRAWAL** 

STATE OF ILLINOIS

FIRST AMERICAN TITLE FILE # 27 3080/

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COUNTY OF COOK-Dy Puge

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **ROHIT AGRAWAL**, 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, as of MARCH 2, 2016.

Notary Public

[SEAL]

JAIME EDDY Official Seal Notary Public - State of Illinois My Commission Expires Jul 7, 2019 S Y 2 Y SC Y INT

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### **EXHIBIT A**

### **LEGAL DESCRIPTION**

UNIT NUMBER 2230-7 IN THE PEBBLEWOOD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 12 (EXCEPT THE SOUTHWESTERLY 5 FEET OF LOTS 8, 9, 10 AND 11 AS MEASURED PERPENDICULARLY TO THE SOUTHWESTERLY LINE THEREOF TAKEN FOR ROAD PURPOSES) IN J. R. WILLENS HANOVER TERRACE APARTMENTS, ASSESSMENT PLAT, A SUBDIVISION OF (EXCEPT THE WESTERLY 20 FEET OF THE SOUTHERLY 200 FEET) OUTLOT A AND LOTS 1 TO 11 IN HANOVER PARK TERRACE, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9 TOGETHER WITH A STRIP OF LAND 121 FZET WIDE LYING EASTERLY AND ADJOINING SAID OUTLOT A AND LOT 11 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT. "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702906027; TOG21W2: WITH ITSUNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 06-36-313-043-1005

Address of Real Estate: UNIT 7, 2230 & LEZEWOOD TERRACE, HANOVER PARK, ILLINOIS 60133.

### **EXHIBIT B**

### PERMITTED EXCEPTIONS

- 1. Real estate taxes not yet due and payable.
- 2. Covenants, conditions and restrictions of record, including the Declaration of Condominium referred to DE CLORAS in the Legal Description above, as amended.

REAL ESTATE TRANSFER TAX			17-Mar-2016
	A STATE OF THE PARTY OF THE PAR	COUNTY:	26.50
		ILLINOIS:	53.00
		TOTAL:	79.50
06-36-313-043-1005		20160301676874	1-832-523-328

