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SPECIAL WARRANTY DEED

This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618

Doc#: 1610217030 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2016 09:46 AM Pg: 1 of 4

Dec ID 20160301684805
ST/CO Stamp 0-226-358-848 ST Tax \$599.00 CO Tax \$299.50
City Stamp 0-410-390-080 City Tax: \$6,289.50

THE GRANTOR, **VOLO HOLDINGS, LLC - 827 HERMITAGE SERIES**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEES, **MOHAMMAD Q. KHAN** and **SAMAR Q. KHAN**, of the County of Cook, State of Illinois, not as tenants in common or tenants by the entirety but as joint tenants, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 17-06-438-029-0000

Address of Real Estate: 827 N. Hermitage Ave., Unit 3, Chicago, IL 60622

Together with all and singular the hereditaments 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 the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate, not as tenants in common or tenants by the entirety but as joint tenants, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate 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 real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

AND
AS-2117C

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated this 22 day of March, 2016.

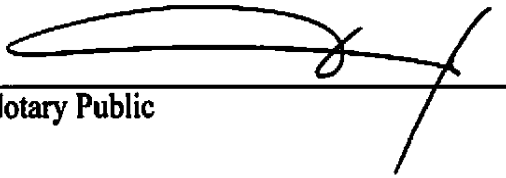
VOLO HOLDINGS, LLC - 827 HERMITAGE SERIES

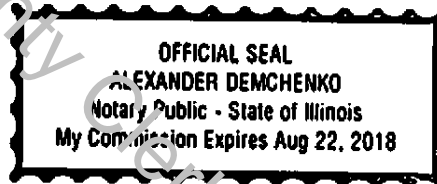
By: 
Manager



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mykhaylo Volochiy, being the Manager of Volo Holdings, LLC - 827 Hermitage Series, an Illinois limited liability company ("Company"), and 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 as such Manager, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.


Given under my hand and seal, this 22 day of March, 2016.


Notary Public



REAL ESTATE TRANSFER TAX		01-Apr-2016
	COUNTY:	299.50
	ILLINOIS:	599.00
	TOTAL:	898.50

17-06-438-029-0000 | 20160301684805 | 0-226-358-848

REAL ESTATE TRANSFER TAX		01-Apr-2016
	CHICAGO:	4,492.50
	CTA:	1,797.00
	TOTAL:	6,289.50

17-06-438-029-0000 | 20160301684805 | 0-410-390-080

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

AFTER RECORDING, MAIL TO:

Debraan Asher
217 N. Jefferson, #601
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Semar Khan
827 N. Hermitage Ave, #13
Chicago, IL 60627

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EXHIBIT "A" LEGAL DESCRIPTION

UNIT 3 IN THE 827 N. HERMITAGE CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 1/2 OF LOT 13 IN BLOCK 22 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1534916087, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

ALSO INCLUDING THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, STORAGE SPACE S-3, AND ROOF RIGHTS R-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1534916087.

Property Index Number: 17-06-428-029-0000

Commonly Known As: 827 N. Hermitage Ave., Unit 3, Chicago, IL 60622

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. The Illinois Condominium Property Act;
3. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws of 827 N. Hermitage Condominiums, including the plat and all other amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances and other ordinances of record;
5. Encroachments, if any, which do not materially affect the use of the Unit as a condominium residence;
6. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Unit as a condominium residence;
7. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
8. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
9. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.