UNOFFICIAL COPY

O1146-41357 /2 THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq. Ruttenberg Gilmartin Reis LLC 1101 W. Monroe Street, Suite 200 Chicago, IL 60607

AFTER RECORDING, RETURN TO:

Steven L. Nicholas, Esq. Law Office of Earl J. Roloff 1060 Lake Street Hanover Park, Illinois 60123

> STEWART TITLE 800 E. DIEHL ROAD SUITE 180 NAPERVILLE, IL 60563



Doc#: 1612719118 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 05/06/2016 12:24 PM Pg: 1 of 4

WARRANTY DEED

THIS WARRANTY DEED is made as of this 24th day of March, 2016 by and between 3FCB III LLC HOLDINGS 4, an Illinois limited (ia bility company ("Grantor"), having a mailing address of 1101 W. Monroe Street, Suite 200, Chicago, Il mois 60607, and Ishtiaq Ahmed and Shakila Khanum, husband and wife, as tenancy by the entirely ("Grantee"), having a mailing address of 6881 Hickory Street, Hanover Park, Illinois 60133.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wir

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject + Exh. b. + B attached

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.



SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX			25-Mar-2016
		COUNTY:	100.00
		ILLINOIS:	200.00
		TOTAL:	300.00
06-36-119	9-030-0000	20160301681300	0-829-066-816

1612719118 Page: 2 of 4

UNOFFICIAL COP

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 24th day of March, 2016.

3FCB III LLC, Holdings 4, an Illinois limited liability company

By: BADM I Manager LLC, its manager

By: 3F Properties LLC, its manager

By:

Name: Michael Obloy

Its:

Member/Manager

State of Illinois

County of Cook

The undersigned, a Notary Fublic in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michael Obloy, a Member/Manager of 3F Properties LLC, the manager of BADM I Manager LLC, personally known to me to be a manager of 3FCB III LLC, Holdings 4, an Illinois limited liability company, and 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 this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of March, 2016.

Commission Expires: 3/16/17

Send Subsequent Tax Bills To:

Ishtiaq Ahmed and Shakila Khanum

(Name)

6881 Hickory Street

(Address)

Hanover Park, Illinois 60133

(City, State, Zip)

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES MARCH 16, 2017

1612719118 Page: 3 of 4

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 110 IN HANOVER PARK TERRACE, BEING A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1963 AS DOCUMENT 18813033, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 06-36-119-030-0000

COMMON ADDRESS

Striv Of Cook County Clerk's Office

1612719118 Page: 4 of 4

UNOFFICIAL COPY

9.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2015 second installment and subsequent years.

2. Building setback line of 30.0 feet (from the North lot line) as shown on the plat of subdivision.

3. Easement for public utilities and drainage over, upon and under the Seath 10.0 feet and feet of the land as shown on the plat of subdivision.

4. Terms, provisions, covenants, conditions, restrictions and options in rights and easements roberty of Coot County Clerk's Office established by the Declaration recorded as Document Number 19412143, as amended from time to tir..e.