

# UNOFFICIAL COPY

01146-41357 1/2  
THIS DOCUMENT WAS PREPARED BY:

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AFTER RECORDING, RETURN TO:

Steven L. Nicholas, Esq.  
Law Office of Earl J. Roloff  
1060 Lake Street  
Hanover Park, Illinois 60133



Doc#: 1612719118 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2016 12:24 PM Pg: 1 of 4

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

## WARRANTY DEED

THIS WARRANTY DEED is made as of this 24<sup>th</sup> day of March, 2016 by and between **3FCB III LLC HOLDINGS 4, an Illinois limited liability company** ("Grantor"), having a mailing address of 1101 W. Monroe Street, Suite 200, Chicago, Illinois 60607, and **Ishtiaq Ahmed and Shakila Khanum**, husband and wife, as tenancy by the ~~entirety~~ ("Grantee"), having a mailing address of 6881 Hickory Street, Hanover Park, Illinois 60133. *↓ t.r. husband and wife*  
*Entirety*

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 wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, *subject + Exhibit 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	
<b>TOTAL:</b>	<b>300.00</b>	

06-36-119-030-0000 | 20160301681300 | 0-829-066-816

*Rv*



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## 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:** 6881 Hickory Street, Hanover Park, Illinois 60133

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## 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 ~~South 10.0 feet and West 10.0 feet~~ of the land as shown on the plat of subdivision. EAST 10 South 5
4. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration recorded as Document Number 19412143, as amended from time to time.

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