

UNOFFICIAL COPY



Special Warranty Deed
CORPORATION TO
INDIVIDUAL(S)

Doc#: 1615555000 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/03/2016 11:23 AM Pg: 1 of 3

ILLINOIS

Mail To
FREEDOM TITLE CORPORATION
2260 HICKS ROAD SUITE 415
ROLLING MEADOWS IL 60008

Above Space for Recorder's Use Only

6710232 1/1

THIS AGREEMENT between LILY POND LLC C SERIES, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY, Illinois Banking Corporation and duly authorized to transact business in the State of Illinois, party of the first part, and DIPAKKUMAR PATEL AND YASIR KANAN, AS JOINT TENANTS party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description rider attached as page 3 hereto)


Together with all and singular the hereditaments and appurtenances thereto 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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part DIPAKKUMAR PATEL AND YASIR KANAN, AS JOINT TENANTS his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 20-31-215-028-0000



Address(es) of Real Estate: 8034-40 S Ashland Ave, Chicago, IL 60620

REAL ESTATE TRANSFER TAX	01-Jun-2016
 CHICAGO:	525.00
CTA:	210.00
TOTAL:	735.00 *

20-31-215-028-0000 | 20160501610965 | 1-593-293-120

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

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REAL ESTATE TRANSFER TAX	02-Jun-2016
 COUNTY:	35.00
 ILLINOIS:	70.00
TOTAL:	105.00

20-31-215-028-0000 | 20160501610965 | 0-523-565-376


CCRD REVIEW 

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The date of this deed of conveyance is May 24, 2016

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Senior Vice President, on the date stated herein.

Name of Corporation:
Byline Bank


By Margaret DeWoskin, Senior Vice President

(Impress Corporate Seal Here)

State of Illinois
County of Cook ss.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret DeWoskin personally known to me to be the Senior Vice President of Byline Bank, 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 severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to authority given by the board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Commission No. 806690

Given under my hand and official seal May 24, 2016

(Impress Seal Here) 8/18/18
(My Commission Expires _____)


Notary Public

This instrument was prepared by:
Elka Nelson
Byline Bank
180 North LaSalle Suite 1925
Chicago, Illinois 60601

Send subsequent tax bills to:
Yasir Kanan
9333 S. Melvina
Oak Lawn, IL
60453

Recorder-mail recorded document to:
FREEDOM TITLE CORPORATION
2260 HICKS ROAD SUITE 415
ROLLING MEADOWS IL 60008

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LEGAL DESCRIPTION RIDER

For the premises commonly known as 8034-40 S Ashland Ave, Chicago, IL 60620

Legal Description: LOTS 15, 16 AND 17 IN BRITIGAN'S WESTFIELD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT FROM SAID LOTS THAT PORTION TAKEN OR USED FOR ASHLAND AVENUE)

Property of Cook County Clerk's Office