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This instrument was prepared by:

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Doc#: 1620822016 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2016 08:39 AM Pg: 1 of 3

Dec ID 20160701634480
ST/CO Stamp 1-211-269-952 ST Tax \$230.00 CO Tax \$115.00

After recording return to:

Zenah TAHER
9113 Timberwood Lane
Tinley Park, IL 60497

Send subsequent tax bills to:

Zenah TAHER
9113 Timberwood Lane
Tinley Park, IL 60497

(The Above Space For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered this 15th day of July, 2016, between FSBT HOLDINGS, LLC, an Illinois limited liability company ("Grantor"), and ZENAH TAHER ("Grantee").

WITNESSETH

The Grantor, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of its interest in the following described real estate, situated in the County of Cook and State of Illinois:

Lots 24, 25 and 26 in Robert Bartlett's Homewood Acres, being a Subdivision of the West 1/2 (except the North 330 feet of the South 990 feet of the West 330 feet thereof) of the Southwest 1/4 of Section 35, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded April 17, 1941, as Document No. 12661958 in Cook County, Illinois.

Permanent Index Numbers (PINs): 28-35-303-025-0000; 28-25-303-026-0000; 28-35-303-027-0000

Address of Real Estate: 3840 W. 183rd Street, Hazel Crest, IL 60429

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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



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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, through or under it, **SUBJECT TO**: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable; (h) existing unrecorded leases.

IN WITNESS WHEREOF, Grantor has executed and delivered these presents as of the date and year first above written.

FSBT HOLDINGS, LLC, an Illinois
limited liability company

REAL ESTATE TRANSFER TAX		22-Jul-2016
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00
28-35-303-025-0000 20180701634480 1-211-268-952		

By: 

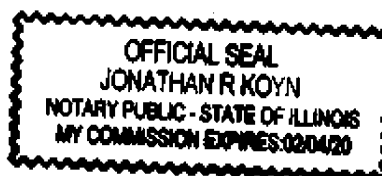
Printed Name: Scott Hamer

Its: Manager

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Scott Hamer**, personally known to me to be a **Manager** of **FSBT HOLDINGS, LLC**, 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 he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of July, 2016.


NOTARY PUBLIC



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ALTA Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Lots 24, 25 and 26 in Robert Bartlett's Homewood Acres, being a Subdivision of the West 1/2 (except the North 330 feet of the South 990 feet of the West 330 feet thereof) of the Southwest 1/4 of Section 35, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded April 17, 1941, as Document No. 1266195, in Cook County, Illinois.

Property of Cook County Clerk's Office