

# UNOFFICIAL COPY

Doc#: 1704617061 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/15/2017 01:43 PM Pg: 1 of 4

Dec ID 20170201611086  
ST/CO Stamp 0-974-054-080 ST Tax \$75.00 CO Tax \$37.50  
City Stamp 1-633-948-352 City Tax: \$787.50

**This instrument was prepared by:**  
Jonathan Koyn  
1034 Sterling Ave, Suite 8  
Flossmoor, IL 60422

**After recording return to:**  
Terrold S. Dorn  
309 W. Washington #200  
Chicago IL 60606

**Send subsequent tax bills to:**  
Affordable Merchant Solutions Inc  
1803 W 95th St PMB 290  
Chicago IL 60648

(The Above Space For Recorder's Use Only)

## SPECIAL WARRANTY DEED

*a married person*  
THIS SPECIAL WARRANTY DEED is made and delivered this <sup>7th</sup> ~~15th~~ day of February, 2017, between Kaum Momeni ("Grantor"), and ~~KAUM MOMENI~~ Affordable Merchant Solutions Inc., an Illinois corporation ("Grantee").

\* This is not homestead property for Grantor

WITNESSETH

StC01146-48750GE  
1of2

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:

See attached legal description

Permanent Index Number (PIN): 20-10-104-012-0000

Address of Real Estate: 4751 S. Prairie, Chicago, IL 60615

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;


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

STEWART TITLE  
800 E. Diehl Road  
Suite 100  
Naperville, IL 60563

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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.

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



  
 KAUM MOMENI


STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kaum Momeni, 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 s/he signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of February, 2017.

NOTARY PUBLIC

*See Attached California  
Acknowledgement*

REAL ESTATE TRANSFER TAX		14-Feb-2017
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50
20-10-104-012-0000   20170201611086   0-974-054-080		

REAL ESTATE TRANSFER TAX		14-Feb-2017
	CHICAGO:	562.50
	CTA:	225.00
	TOTAL:	787.50 *
20-10-104-012-0000   20170201611086   1-833-948-352		

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

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Bernardino )

On Feb 7, 2017 before me, Brianna Tucker, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Kaun Momeni  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Brianna Tucker  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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## ExhibitA- Legal Description

**PARCEL 1:** The North 1/2 of Lot 11, (except the East 25 feet thereof) in Block 1, on H.B. Bryant's Subdivision of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 4751 S Prairie Ave., Chicago, IL 60615

**PARCEL 2:** Lot 32 in Block 1 in Calumet Sibley Center Addition, being a subdivision of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 10, township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Common street address: 14900 Irving, Dolton, IL 60419

Property of Cook County Clerk's Office