

UNOFFICIAL COPY

Warranty Deed

ILLINOIS



Doc# 1705542020 Fee \$64.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/24/2017 10:24 AM PG: 1 OF 3

THIS AGREEMENT between DMA GROUP HOLDINGS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, (Grantor) party of the first part, and GATLINBURG GURU LLC,, a Tennessee limited liability company, of Chattanooga, TN, (Grantee) 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 Managers of said limited liability company, by this person does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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 thereunto 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 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, 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 2016 and subsequent years; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed;

Permanent Real Estate Index Number: 17-04-215-072-1066

Address of Real Estate:
1309 North Wells, Unit 1301, Chicago, IL 60610

The date of this deed of conveyance is 02/02/2017.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its name to be signed these presents by its Managers on the date stated herein.

Name of Limited Liability Company:
DMA GROUP HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: Zubair Ghias, Its authorized Manager

By: Nudrat Ameen, Its authorized Manager

FIDELITY NATIONAL TITLE SC170000981

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P 3
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SCM
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BOX 15

REAL ESTATE TRANSFER TAX		08-Feb-2017
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *

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

REAL ESTATE TRANSFER TAX		08-Feb-2017
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

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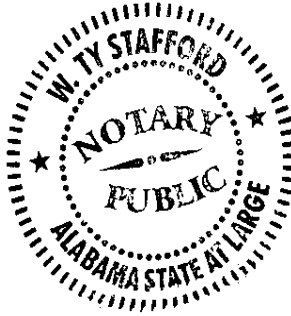
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State of Alabama
County of Madison

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zubair Ghias and Nudrat Ameen, the Managers of DMA Group Holdings, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Managers, they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

(Impress Seal Here)

(My Commission Expires 8/1/2020)



Given under my hand and official seal 02/02/2017.

W. Ty Stafford
Notary Public

This instrument was prepared by
Lawrence Elster
Law Office of Lawrence A. Elster
3924 West Estes
Lincolnwood, IL 60712

Send subsequent tax bills to:
Gatlinburg Guru LLC
728 W. Jackson #1003
CHICAGO IL 60661

Recorder-mail recorded document to:
GATlinburg Guru LLC
728 W. Jackson #1003
CHICAGO IL 60661

COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTION RIDER

For the premises commonly known as:

1309 N. Wells, Unit 1301
Chicago, Illinois 60610

LEGAL DESCRIPTION:

UNIT #1301 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MICHAELS TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN DECLARATION RECORDED AS DOCUMENT NUMBER 91-076481 AND LOCATED IN LOTS 104, 105, AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90, BOTH INCLUSIVE IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (INCLUDING USE OF LIMITED COMMON ELEMENT PARKING SPACE 21)

**COOK COUNTY
RECORDER OF DEEDS**

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