## **UNOFFICIAL COPY**

Jos J

THIS INSTRUMENT PREPARED BY:

Scott E. Jensen Murray, Jensen & Wilson Ltd. 101 N Wacker Dr., Ste 101 Chicago, IL 60606 Doc#. 1714555264 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/25/2017 12:36 PM Pg: 1 of 3

Dec ID 20170401644682

ST/CO Stamp 1-744-406-976 ST Tax \$443.00 CO Tax \$221.50

This space reserved for Recorder's use only.

#### SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, Scher ton Real Estate Investments, LLC, an Illinois limited liability company ("Grantor"), does hereby convey to hadres Afshari ("Grantee") of 7112 N. Crawford Ave., Lincolnwood, IL 60712, the following described real property (the "Property") situated in Cook County, Illinois and all of Grantor interest in any rights and privileges solely appurtenant thereto:

SEE EXHIBIT A ATTACHED FERFTO AND BY THIS REFERENCE MADE A PART HEFEOF.

SUBJECT TO: the permitted exceptions set forth on <u>Fxhibit B</u> attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

[SIGNATURE PAGE FOLLOWS]

After Recording Send to: Chris L. Fotopoulos, Esq. Brotshul Potts LLC 30 N. LaSalle St., Ste. 1402 Chicago, IL 30302 Send tax bills to: Afshari Andreas Afshari 7739 N. Keaton SKOKIE IL 60076

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ADDRESS:	7351(cm	tor
년 년 <u>11872</u> 년 <u>반 대한민민</u> 민민	5 /6 () <sup>\$</sup>	

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# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor has cauday of May, 2017	sed this Special Warranty Deed to be executed this
day of May, 2017	GRANTOR:
	Scherston Real Estate Investments, LLC, an Illinois limited liability company  By:
	Name: Linda Weber
000	Title: Manager
STATE OF ILLINO'S ) ) SS COUNTY OF COOK )	
I, Debotch A Grugier  aforesaid, DO HEREBY GERTIFY 'na'  Real Estate Investments, LLC, personal subscribed to the foregoing instrument, app	, a notary public in and for said County, in the State Lindaueles, the Manager of Scherston with known to me to be the same person whose name is exceed before me this day in person and acknowledged instrument as his/her free and voluntary act in his/her isses thereir, set forth.
GIVEN under my hand and o	official seal this 3 <sup>11</sup> day of May, 2017.
	Deborala Isyqiel Notary Public
	My Commission Expires 8.17.20 (3BAL)
	"OFFICIAL SIXI" DEBORAH A. GRYGIEL NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 08/17/2020

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## **UNOFFICIAL COPY**

### Exhibit A Legal Description

PROPERTY ADDRESS: 7739 N. Kenton Ave., Skokie, IL 60076

PIN: 10-27-109-045-0000

### **LEGAL DESCRIPTION:**

LOT 2IN THE MARKUS RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF I. MERIL

OPCOOK

COUNTY

CRAY'S

OFFICE SECTION 27, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.