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SPECIAL WARRANTY DEED



1723510000

Doc# 1723510000 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/23/2017 09:29 AM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR, **WFO CEO 2014-02, LLC**, a Delaware limited liability company, for and in consideration of Ten Dollars (\$10.00) and other goods and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to **SUBHAN U. VAHORA**, a single man, of the City of Chicago, County of Cook, State of Illinois as ("Grantees"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees, its successors 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 THE FOLLOWING, IF ANY:

SEE ATTACHED EXHIBIT "B"

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Number(s): 28-23-300-033-0000; 28-23-300-034-0000; 28-23-300-053-0000

Address of Real Estate: 3845 West 166th Place, Markham, IL 60428

S Y
D 4
S N
M N
SC Y
E Y
INT D4

REAL ESTATE TRANSFER TAX

14-Aug-2017



COUNTY:	85.00
ILLINOIS:	170.00
TOTAL:	255.00

28-23-300-034-0000 | 20170701695917 | 1-047-577-536



CITY OF MARKHAM
Water Stamp

Date 07-25-17

\$ 50.00 4408

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Dated this 21st day of July, 2017.

WFO REO 2014-02, LLC, a
Delaware limited liability company

By: Kyle Elliott
Name: Kyle Elliott
Title: Authorized Person

State of ~~Illinois~~ New York
)
County of ~~Cook~~ Westchester) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Kyle Elliott 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal this 21st day of July, 2017.

[Signature]
Notary Public

Commission expires: _____

MARC B. LEDESMA
NOTARY PUBLIC STATE OF NEW YORK
NO. 02LE0074668
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES MAY 20, 20 18

Subsequent tax bills to:
Subhan U. Vahora
1535 West Grand Avenue
Chicago, IL 60642

Mail Recorded Deed to:
Rhonda Griffin
Dalton & Dalton, P.C.
6930 W. 79th Street
Burbank, IL 60459

This instrument prepared by:
Latimer LeVay Fyock LLC
55 W. Monroe St., Ste. 1100
Chicago, IL 60603

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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 5 AND 6 IN FRANCYK SUBDIVISION BEING A RESUBDIVISION OF THE NORTH 1/2 OF LOT 6 IN ARTHUR T. MCINTOSH'S CRAWFORD AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE EAST 2/3 OF THE SOUTH 1/2 OF LOT 6 IN A.T. MCINTOSH'S CRAWFORD AVENUE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (SOUTH OF THE INDIAN BOUNDARY LINE) AND THAT PART OF SPRINGFIELD AVENUE HERETOFORE VACATED PER ORDINANCE NUMBER 92-0-1446, LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 7 IN FRANCYK SUBDIVISION, AND LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5 IN FRANCYK SUBDIVISION BEING A RESUBDIVISION OF THE NORTH 1/2 OF SAID LOT 6, IN COOK COUNTY, ILLINOIS.

Property Address: 3845 West 166th Place, Markham, IL 60428

PIN(s): 28-23-300-033-0000; 28-23-300-034-0000; 28-23-300-053-0000

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EXHIBIT B

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due as the date hereof of any special taxes or assessment for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public and utility easements;
6. Covenants and restrictions of record as to use and occupancy;
7. The general exceptions to the title commitment;
8. Local, state and federal laws,
9. Ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property.
10. Building code violations, liens and judgment
11. Pending building code violation court cases
12. Items appearing of record that would be shown on a survey
13. Lease and tenancies, if any.