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SPECIAL WARRANTY DEED



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

THE GRANTOR, WFO PEO 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 yet:

SEE ATTACHED EXHIBIT "A"

And the Grantor, for itself, and its successors, does covenard, 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 clain the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO THE FOLLOWING, IF ANY:

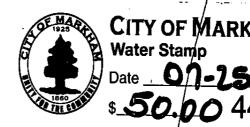
SEE ATTACHED EXHIBIT "B"

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

REAL ESTATE TRANSFER TA		AX	14-Aug-2017
	Carren .	COUNTY:	85.00
		ILLINOIS:	170.00
		TOTAL:	255.00
28-23-300-034-0000		20170701695917	1-047-577-536



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Dated this 21 day of July, 2017.	
WFO REO 2014-02, LLC, a Delaware limited liability company By:	
State of Hilling (Youk) County of Cookwy) ss.	
HEREBY CERTIFY that Kyle Whott personally subscribed to the foregoing instrument, appeared be	0_1/1/
Co	Notary Public
Co	mmission expires:
Subsequent tax bills to: Subhan U. Vahora 1535 West Grand Avenue Chicago, IL 60642	NOTARY PUPLIC STATE OF NEW YORK NO. 02.156074668 QUALIFIED IN NEVY YORK COUNTY COMMISSION EXPIRES N. A. 20, 20
Mail Recorded Deed to: Rhonda Griffin Dalton & Dalton, P.C. 6930 W. 79th Street Burbank, IL 60459	SOMMISSION EXPIRES MAY 20, 20

This instrument prépared 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 FRANCZYK 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, DENIG 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 PLF. ORDINANCE NUMBER 92-0-1446, LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 7 IN FRANCZYK SUBDIVISION, AND LYING EAST OF THE SOUTHERLY FXTENSION OF THE WEST LINE OF LOT 5 IN FRANCZYK SUBDIVISION BEING A RESUBDIVISION OF THE NORTH 1/2 OF SAID LOT 6, IN COOK COUNTY, ILLINOIS.

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

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

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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 lay's, ordinances and regulations, now or hereafter in effect relating to the Property.
- Building code violations, liens and judgment 10.
- Pending building code violation court cases 11.
- Items appearing of record the would be shown on a survey 12. du County Clark's Offica
- Lease and tenancies, if any. 13.