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FIRST AMERICAN TITLE
FILE # 2874850
WARRANTY DEED _{2/3}



1724810007

Doc# 1724810007 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2017 09:55 AM PG: 1 OF 3

THIS INDENTURE, made this 23rd day of **August, 2017** between **Charan, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, whose business address is: 250 South Wacker Drive, Suite 600, Chicago, Illinois, party of the first part, and **Steven E. Tozer and Victoria Chou**, husband and wife, of 312 S. Scoville Avenue, Oak Park, Illinois, of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the operating agreement of said limited liability company, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second part, and to their heirs and assigns FOREVER as joint tenants, all the following described Real Estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: Real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; applicable zoning, encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the premises as a residence; acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; Grantee's mortgage, trust deed, or other security documents; and Liens and other matters as to which the title insurer commits to insure Grantee against loss or damage.

Together with all and singular the hereditaments and appurtenances thereto 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 in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part forever.

TAX PIN: 15-13-206-026-0000

ADDRESS: 443 Elgin Avenue, Forest Park, IL 60130

REAL ESTATE TRANSFER TAX		25-Aug-2017
	COUNTY:	247.50
	ILLINOIS:	495.00
	TOTAL:	742.50
15-13-206-026-0000 20170801611600 0-967-939-008		

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

6828

Approved/Date

S ✓
P 3
S ✓
SC ✓
INT ✓

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

Charan, LLC

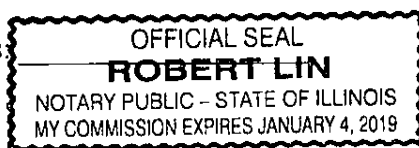
By: Michael Koenigsberger
Its: Manager

State of Illinois
County of DuPage

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michael Koenigsberger, personally known to me to be the Manager of the limited liability company, and 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 as such Manager, he/she signed and delivered the said instrument, pursuant to the authority given by the operating agreement of said limited liability company as his/her free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of August, 2017

Commission expires



NOTARY PUBLIC

This instrument was prepared by: Robert Lin
700 Commerce Drive Suite 500
Oak Brook, IL 60523

Send Subsequent Tax Bills To: Victoria Chou
312 South Greenville Avenue
Oak Park, IL 60302

After Recording Return to:
Kenneth S. Freedman
40 Skokie Blvd - Suite 400
Northbrook IL 60062

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 18 IN BLOCK 2 IN CARNEY'S ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-13-206-026-0000 Vol. 0163

Property Address: 443 Elgin Avenue, Forest Park, Illinois 60130

Property of Cook County Clerk's Office