

# UNOFFICIAL COPY

This Instrument Prepared by:  
Neal M. Ross, Esq.  
670 N. Clark St., Suite 300-W  
Chicago, Illinois 60654

After Recording Return to:  
Steven M. Kudulis, Esq.  
3333 Warrenville Rd.  
Suite 200  
Lisle, IL 60532

Grantee's Address and send  
Subsequent Tax Bills to:  
Alireza Neyestani and Ali Neyestani  
6655 N. Artesian  
Chicago IL 60645



\*17250040270\*

Doc# 1725004027 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 10:13 AM PG: 1 OF 3

*This space reserved for Recorder's use only.*

## 1/2 FIRST AMERICAN TITLE SPECIAL WARRANTY DEED FILE # 2873724

This Indenture is made as of August 10, 2017, between Farid Enterprises LLC, an Illinois limited liability company ("Grantor"), and Alireza Neyestani and Ali Neyestani ("Grantee"), whose address is 6655 N. Artesian Chicago IL 60645; *Not as Joint Tenants, But as Tenants in Common*

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and their successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**SUBJECT TO:** Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including those established or implied from the Declaration/CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act, as amended; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCR's; general real estate taxes not yet due or payable.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 1415-2B IN THE 1415-25 SOUTH HALSTED CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 2 AND OUTLOT T, IN BLOCK 4 OF UNIVERSITY VILLAGE EAST PHASE 3B, BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND STREETS IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636322107 CORRECTED BY CERTIFICATE RECORDED JANUARY 30, 2007 AS DOCUMENT NUMBER 0703009018, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM DATED MAY 8, 2007, AND RECORDED MAY 9, 2007, AS DOCUMENT 0712915040, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 4-14, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT 0712915040.

Permanent Index #'s: 17-21-120-051-1005 vol. 0600

Property Address: 1415 South Halsted Street, Unit 2B, Chicago, Illinois 60607

Property of Cook County Clerk's Office