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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 Tay Bills to:
Alireza Neyestani and Ali Neyestani
6655 N. Artesian
Chicago IL 10645



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.

|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. Artesiar Chicago IL 60645;

Not at Touch Tarante, But at Tarante Command

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 varranty 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 well 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

SY SCYNIA

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whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth above.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

Farid Enterprise

By:

Title: Farid F. Shafaie, sole Member

STATE OF ILLINOIS

DS3.

COUNTY OF COOK

I, Near Miles, a Notary Public in and for the County and State aforesaid, do hereby certify that Farid F. Shafaie, as sole member of Farid Enterprises LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this August /072, 2017.

Notary Public

My Commission Expires:

OFFICIAL SEAL
NEAL M ROSS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/28/21

L ESTATE TRANSFER TAX	
CHICAGO:	2,602.50
CTA:	1,041.00
TOTAL:	3,643.50 *
	CHICAGO: CTA:

17-21-120-051-1005 | 20170801616164 | 0-906-982-336

* Total does not include any applicable penalty or interest due.

173.50	COUNTY:	200 May 1	ATTENA
347.00	ILLINOIS:		
520.50	TOTAL:		
2-127-135-680	20170801616164	-051-1005	17-21-120

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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 22, Chicago, Illinois 60607