

WARRANTY DEED  
STATUTORY (ILLINOIS)

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\*17310410050\*

Doc# 1731041005 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/06/2017 09:51 AM PG: 1 OF 3

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The GRANTOR, LUPARA, XV LLC, an Illinois Limited Liability Company, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantees:

Gurnam Singh & <sup>Parrinder</sup> ~~Parrinder~~ Singh as Joint Tenants.

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 13-01-105-011-0000

Property Address: 6335 N. Richmond St, Chicago, IL 60659

- SUBJECT TO:
- (a) general real estate taxes not due and payable at the time of closing;
  - (b) applicable zoning and building laws and ordinances,
  - (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence,
  - (d) acts done or suffered by Grantee or anyone claiming through Grantee,
  - (e) utility easements, whether recorded or unrecorded,
  - (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantees as aforesaid and to the proper use and benefit of Grantees forever.

Dated: 11/1/17

FIDELITY NATIONAL TITLE Chl 7025351

Lupara XV, LLC, an Illinois Limited Liability Company  
By: Lupo Management, LLC, an Illinois Limited Liability Company, its manager  
By: Lupo XV, Incorporated, an Illinois Corporation, its manager

BY:   
John Scime, President

1 of 2

S N  
P 3  
S N  
SCV  
INT

REAL ESTATE TRANSFER TAX		02-Nov-2017
CHICAGO:		4,350.00
CTA:		1,740.00
TOTAL:		6,090.00 *

13-01-105-011-0000 | 20171001647062 | 1-211-928-608

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

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STATE OF IL )  
 ) ss  
COUNTY OF COOK)

I, Margarita Montoya a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that John Scime is 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 their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1 day of ~~October~~ November 2017



Margarita Montoya  
Notary Public

**Mail tax bill to:**

Parvinder Singh  
2500 W. Peterson Ave  
Chicago, IL 60659

**Mail recorded deed to:**

~~Ahmed R. Motiwala, Esq.~~ Parvinder Singh  
~~M&A Law Firm~~ 2500 W. Peterson Ave  
~~4438 Oakton Street~~ Chicago, IL 60659  
~~Skokie, IL 60076~~

**Prepared By:**

Craig Bizar  
Bizar & Doyle, LLC  
123 W. Madison, Ste 205  
Chicago, IL 60602

REAL ESTATE TRANSFER TAX		02-Nov-2017
COUNTY:		290.00
ILLINOIS:		580.00
TOTAL:		870.00

13-01-105-011-0000 | 20171001647062 | 1-097-797-664

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## EXHIBIT "A" Legal Description

LOT 11 IN BLOCK 3 IN THOMAS J. GRADY'S 6TH GREEN BRIAR ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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