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1815916092D

Doc# 1815916092 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2018 03:57 PM PG: 1 OF 4

WARRANTY DEED

STATE OF ILLINOIS)
 :: SS.:
COUNTY OF COOK)

THIS INDENTURE, made this 22 day of May, 2018, by and between **ABAS FARD and FARZANEH FARD**, of the City of Glencoe, Illinois, hereinafter referred to as the party of the first part, and **FORTE HOLDINGS, LLC 8516 S. COMMERCIAL**, an Illinois limited liability company series, hereinafter referred to as the party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of Ten Dollars (\$10.00) in hand paid by the said party of the second part, and for other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to the party of the second part, and his heirs and assigns, forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land to wit:

PARCEL 1:

LOTS 42 THROUGH 45, BOTH INCLUSIVE IN BLOCK 24 IN THE CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY) OF SECTION 31, TOWNSHIP 38 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ADDRESS: 8505-8517 SOUTH COMMERCIAL, CHICAGO, ILLINOIS

P.I.N.: 21-31-420-003; 21-31-420-004

PARCEL 2:

LOTS 8 THROUGH 17, BOTH INCLUSIVE, AND LOT 18 (EXCEPT THE SOUTH 13 FEET THEREOF) IN BLOCK 25 OF THE CIRCUIT COURT PARTITION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

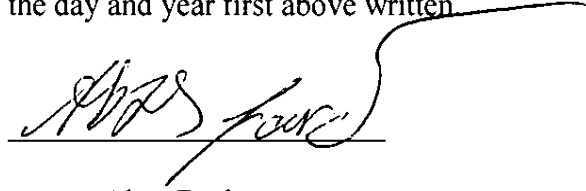
ADDRESS: 8516-42 SOUTH COMMERCIAL, CHICAGO, ILLINOIS

P.I.N.: 21-31-419-028; 21-31-419-029; 21-31-419-030; 21-31-419-031; 21-31-419-032; 21-31-419-033; 21-31-419-034; 21-31-419-035; 21-31-419-036; 21-31-419-037

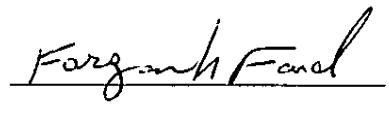
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SUBJECT TO: General real estate taxes for and subsequent years; Covenants, conditions easements and restrictions of record, if any.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seal on the day and year first above written

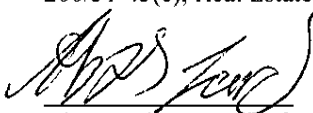


Abas Fard



Farzaneh Fard

I hereby declare that the attached Warranty Deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Act.


Abas Fard, Manager of
Forte Holdings 8516 S.
Commercial, LLC

05/22/18
Date

REAL ESTATE TRANSFER TAX 05-Jun-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

21-31-419-028-0000 | 20180601690259 | 0-797-229-856

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

REAL ESTATE TRANSFER TAX 05-Jun-2018



V.O.I.D.

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

21-31-420-003-0000 | 20180601690222 | 1-815-003-424

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

REAL ESTATE TRANSFER TAX 08-Jun-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

21-31-419-028-0000 | 20180601690259 | 0-418-784-032

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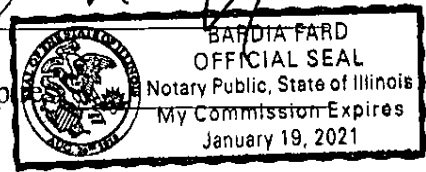
STATE OF ILLINOIS)
 :: ss.:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Abas Fard and Farzaneh Fard, personally known to me, and 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 his free and voluntary act, and as the free and voluntary act of the Grantor, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of May, 2018.

Notary Public: _____

My commission expires _____



This instrument was prepared by:
Dominika Fard, Esq
Acumen Law Group, LLC
79 W. Monroe, Suite 819
Chicago, Illinois 60603

Send tax bills to:
Forte Holdings, LLC
124 Dell Place
Glencoe, Illinois 60022

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

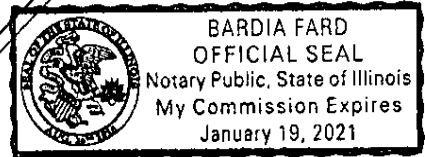
Dated 05/22/18, 2018 Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before

Me by the said *[Signature]*

this 22 day of May 2018.

NOTARY PUBLIC *[Signature]*



The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

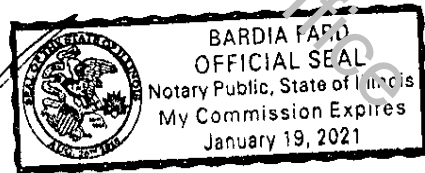
Date 05/22/18, 2018 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before

Me by the said *[Signature]*

This 22 day of May 2018.

NOTARY PUBLIC *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)