

# UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY

Doc# 1818745043 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/06/2018 03:25 PM PG: 1 OF 3

After Recording Mail To:

Martin + Nancy Sandoval  
6430 Fairfield Ave  
Berwyn, IL 60402

Above Space For Recorder's Use Only

THE GRANTOR PURCHASE URBAN REAL ESTATE LLC- SERIES A-1, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 2206 North Main Street, Suite 112, Wheaton, IL 60187, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to MARTIN SANDOVAL AND NANCY L SANDOVAL, of \_\_\_\_\_ (GRANTEE'S ADDRESS) as \_\_\_\_\_, all interest in the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 61 IN BLOCK 16 IN FLEMING AND SILL'S SUBDIVISION OF BLOCKS 1 AND 16 IN LAVERGNE, BEING A SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**HEREBY:** releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said Real Estate forever; and

THIS IS NOT THE GRANTOR'S HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable.

Address of Real Estate: 6430 Fairfield Ave, Berwyn, IL 60402;

Permanent Real Estate Index Number(s): 16-31-220-037-0000.

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

1892667 1/2

Page 1 of 3

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX COLLECTOR'S OFFICE  
6-22-18 \$ 2500.00

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REAL ESTATE TRANSFER TAX

06-Jul-2018



COUNTY:	125.00
ILLINOIS:	250.00
TOTAL:	375.00

16-31-220-037-0000 | 20180601602682 | 1-613-212-448

Dated this 16 day of June 2018.

**PURCHASE URBAN REAL ESTATE LLC-- SERIES A-1**

By: [Signature]

**TOUFIQ AMIN MOOSANI AS MANAGER**

*See attachment*

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **TOUFIQ AMIN MOOSANI** is/are personally proven to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed and delivered the said instrument, pursuant to authority given by the Members of said Limited Liability Company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
(Notary Public)

(Seal)

**Prepared By:**

Anastas Shkurti  
DiMonte & Lizak, LLC  
216 W Higgins Rd  
Park Ridge, IL 60068  
F (847) 698-9623  
T (847) 698-9600 x 290  
E [ashkurti@dimontelaw.com](mailto:ashkurti@dimontelaw.com)

**Name & Address of Taxpayer:**

Martin+Nancy L. Sandoval  
12430 Fairfield Ave  
Berwyn, IL 60402

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 6/16/18 before me, Erik Bruce Gonzalez Jr Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Toufiq Amin Moo Sani  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian of Conservator  Trustee  Guardian of Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_