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1828804003D

Doc# 1828804003 Fee \$44.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2018 09:47 AM PG: 1 OF 3

WARRANTY DEED

Statutory
(Illinois)

Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

Mail to: 1009118 242
Niyamat Real Estate Investment, LLC
8815 West Golf Road, Unit 12D
Niles, IL 60714

Name & address of taxpayer:
Niyamat Real Estate Investment, LLC
8815 West Golf Road, Unit 12D
Niles, IL 60714

THE GRANTOR, 1st Midwest Financial, Inc., of Chicago, Illinois, a corporation created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation.

CONVEYS AND WARRANTS to Niyamat Real Estate Investment, LLC., of 8815 West Golf Road, Unit 12D, Niles, IL 60714, all interest in the following described real estate situated in the County Cook, in the State of Illinois, to wit:

LOTS 31 AND 32 AND THE EAST 10 FEET OF THE VACATED ALLEY LYING EASTERLY AND ADJOINING SAID LOTS IN BLOCK 3 IN CROISSANT PARK MARKHAM FOURTH ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, LYING NORTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property

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 premises in fee simple forever.

Permanent index number: 28-12-311-030-0000 ; 28-12-311-029-0000

Property address: 14924 Albany Ave, Markham IL 60428

DATED this 26th day of September, 2018.

Brenda Murzyn, Authorized Agent
1st Midwest Financial, Inc.

S Y
P 3
S N
M Y
SC Y
E Y
INT DL



CITY OF MARKHAM
Water Stamp
Date 9-26-18
\$ 50.00 4653



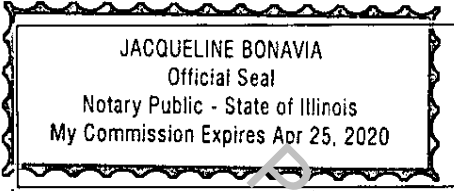
CITY OF MARKHAM
Water Stamp
Date 9-26-18
\$ 50.00 4654

REAL ESTATE TRANSFER TAX		12-Oct-2018
	COUNTY:	57.00
	ILLINOIS:	114.00
	TOTAL:	171.00
28-12-311-030-0000 20180901686309 1-633-019-040		

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WARRANTY DEED Statutory (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brenda Murzyn, Authorized Agent of 1st Midwest Financial, Inc.



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 the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

Given under my hand and official seal this 21st day of Sept, 2018.

Commission expires April 25, 2020

Jacqueline Bonavia
Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn, Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A:

LOTS 31 AND 32 AND THE EAST 10 FEET OF THE VACATED ALLEY LYING EASTERLY AND ADJOINING SAID LOTS IN BLOCK 3 IN CROISSANT PARK MARKHAM FOURTH ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, LYING NORTH OF THE INDIAN BOUNDARY LINE, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS

FOR INFORMATION ONLY: 28-12-311-030-0000 ; 28-12-311-029-0000
14924 Albany Ave, Markham IL 60428

Property of Cook County Clerk's Office