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Doc#. 1833418013 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/30/2018 09:58 AM Pg: 1 of 4

Dec ID 20181101647609 ST/CO Stamp 1-131-213-472

This instrument prepared by. EON FUND 13, LLC 236 Waukegan Rd., Glenview, IL 60025 After Recording, Send To & Mail Tax Statements To: EON FUND 13, LLC 236 Waukegan Rd., Glenview. 15 60025

DUITCLAIM DEED

EON FUND 13 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, hereinafter grantor, of Cook County, Illinois, for \$ 1.00 (One Dollar and No Cents) in consideration paid, grants and quitclaims to BGH SFR BTR FUNI LLC., AN ILLINOIS LIMITED LIABILITY COMPANY., hereinafter grantee, www.e tax mailing address is 236 Waukegan Rd., Gleaview, IL 60025, with quitclaim covenants, all right, title, interest and claim to the Clart's Office following land in the following real property:

See Attached Legal Description:

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the uncersigned on **NOVEMBER 8**, 2018:



BY: George Bahramis ITS Manager

STATE OF ILLINOIS COUNTY OF COOK

The foregoing instrument was acknowledged before me on NOVEMBER \$\iiists\$, 2018 by George Bahramis its manager on behalf of EO'V FUND 13 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Rublic Marque

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: NOVEMBER & ,2018

Buyer, Seller or Representative- George Bahramis

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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 or 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 NOVEMBER 5,2018

Signature of Grantor or Agent
Subscribed and sworn to before
Me by the said George Bahramis
this Eth day of NOVEMBER, 2018.

SANDY M. MARQUEZ OFFICIAL SEAL Notary Public, State of Illinols My Commission Expires January 19, 2021

NOTARY PUELIC

The Grantee or his agent effirms 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 Plinois.

Date November 8, 2018

Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said George Bahramis
this Ah day of NOVEMBER,2018.

SANDY M. MARQUEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 19, 2021

NOTARY PUBLIC S

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 and r provisions of Section 4 of the Illinois Real Estate Transfer Tax Act

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EXHIBIT "A"

PROPERTY DESCRIPTION

LOT 47 IN MARYLAKE ESTATES UNIT 2, BEING A RESUBDIVISION OF PART OF LOT 1, IN MARYCREST, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE

RYC, E SOUT.
(IRD PRINC).

4920 120th Street W, Cc.
31-04-409-032 0000