

# UNOFFICIAL COPY

Doc#: 1930445088 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/31/2019 01:08 PM Pg: 1 of 3

## WARRANTY DEED

**Mail Tax III To:**  
Green Flow Properties, LLC  
8226 S. Brandon Ave.  
Chicago, Illinois 60617

**Mail Recorded Deed To:**  
Attorney Francis Golden  
134 North La Salle Street  
Chicago, Illinois 60602

Dec ID 20191001618761  
ST/CO Stamp 1-815-839-072 ST Tax \$52.00 CO Tax \$26.00  
City Stamp 0-912-785-760 City Tax: \$546.00

REAL ESTATE TRANSFER TAX	28-Oct-2019
COUNTY:	390.00
ILLINOIS:	158.00
TOTAL:	548.00 *

21-31-233-021-0000 | 20191001618761 | 0-912-785-760  
\* Total does not include any applicable penalty or interest due.

(Above Space for Recorder's Use Only)

THE GRANTOR(S), Global Properties Group, LLC, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, conveys and warrants to:

**Green Flow Properties, LLC, an Illinois Limited Liability Company**  
450 S. Western Ave. Unit 406  
Des Plaines, Illinois 60016

all right, title, and interest in the following described real estate situated in the county of Cook, state of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

THIS IS NOT HOMESTEAD PROPERTY.

Property Index Number(s): 21-31-233-021-0000  
Address of Real Estate: 8226 S. Brandon Ave. Chicago, Illinois 60617

Subject, however, to the general real estate taxes not due and payable at the time of Closing and all covenants, restrictions and conditions of record, building lines and easements, applicable zoning laws, ordinances, and other governmental regulations.

Hereby waiving and releasing all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this this DAY day of MONTH, 2019.

  
**RIAZ GONDAL**  
AUTHORIZED MEMBER OF  
GLOBAL PROPERTIES GROUP, LLC

**FIDELITY NATIONAL TITLE** DC19026097  
4 of 4

REAL ESTATE TRANSFER TAX	28-Oct-2019
COUNTY:	28.00
ILLINOIS:	52.00
TOTAL:	78.00

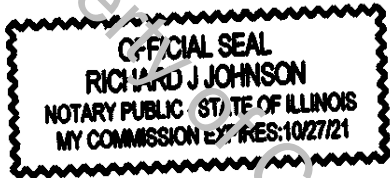
21-31-233-021-0000 | 20191001618761 | 1-815-839-072

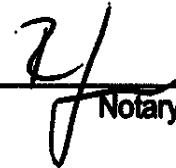
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STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **RIAZ GONDAL** personally known to me to be the authorized member or manager of **GLOBAL PROPERTIES GROUP, LLC**, an Illinois Limited Liability Company, and 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 as such Authorized Member or Manager, that he signed, sealed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, 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 notarial seal this 16 day of October, 2019.



  
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Notary Public

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**Prepared By:**  
Law Office of Rick Johnson  
1001 Chicago Ave. Suite 111  
Naperville, IL 60540

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## **Exhibit "A" – Legal Description**

LOT 37 IN BLOCK 8 IN A.B. MEEKER'S ADDITION TO HYDE PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 25 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office