

UNOFFICIAL COPY

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

6716168111
Special Warranty Deed
ILLINOIS



Doc# 2006515031 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2020 02:58 PM PG: 1 OF 3

Above Space for Recorder's Use Only

Property of Cook County Recorder's Office

THIS AGREEMENT between Lily Pond LLC C Series, an Illinois Limited Liability Company, party of the first part, and Bal Sharma and Radha Sharma, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto)*

Together with all improvements located thereon and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments, improvements, and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Bal Sharma and Radha Shama its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2019 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 15-08-106-046-0000, 15-08-106-047-0000

Address(es) of Real Estate: 5241-45 St. Charles Rd., Berkeley, Il 60163

REAL ESTATE TRANSFER TAX

05-Mar-2020



| | |
|-----------|--------|
| COUNTY: | 67.50 |
| ILLINOIS: | 135.00 |
| TOTAL: | 202.50 |

15-08-106-046-0000

| 20200301631460 | 1-754-378-080

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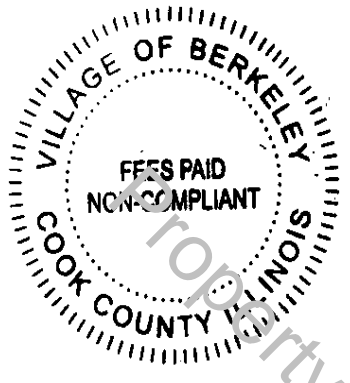
The date of this deed is February 24, 2020.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC C Series
an Illinois Limited Liability Company

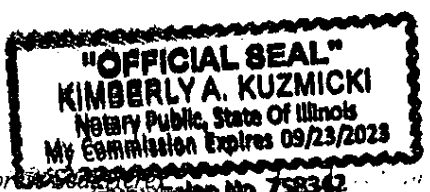
[Signature]
By:

Legal Counsel VP
Title



State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELKA NELSON personally known to me to be the VP LEGAL COUNSEL of Lily Pond LLC C Series, 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 severally acknowledged that as such VP LEGAL COUNSEL, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



(My Commission Expires 9/23/23)
Commission No. 758342

Given under my hand and official seal 2/24/20, 2019

[Signature]
Notary Public

| | | |
|---|---|--|
| This instrument was prepared by: Elka Nelson Lily Pond LLC C Series 180 North LaSalle Suite 300 Chicago, Illinois 60601 | Send subsequent tax bills to: Bal Sharma and Radha Sharma 121 N Columbia St. Chapel Hill, NC 27514 | Recorder-mail recorded document to: <u>Michael Mazek</u> <u>Mazek Law Group</u> <u>3805 N. Lincoln Ave.</u> <u>Chicago, IL 60613</u> |
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LEGAL DESCRIPTION

LOTS 205, 206, 207 AND 208 IN J.W. MCCORMACK'S WESTMORELAND, A SUBDIVISION IN THE WEST HALF OF FRACTIONAL SECTION 8, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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RECORDER OF DEEDS

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