

# UNOFFICIAL COPY

Doc#: 2028816099 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/14/2020 11:00 AM Pg: 1 of 2

**SPECIAL  
WARRANTY  
DEED**

(#13)  
410542556

Dec ID 20200701628418  
ST/CO Stamp 0-599-150-304 ST Tax \$505.00 CO Tax \$252.50

Mail to:

Ariana A. Khosravani  
10012 Franchesca Lane  
Orland Park IL 60462

Name and Address of Taxpayer:

Ariana A. Khosravani  
10012 Franchesca Lane  
Orland Park, Illinois, 60462

THIS INDENTURE, made this 24 day of July, 2020, between GRANTOR, **Beechen & Dill Homes, Inc.**, an Illinois corporation, of 13102 Eliza Ct. Lemont, Illinois 60439, 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 and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said company, which is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEAVE, ALIEN AND CONVEY unto the GRANTEE, Ariana A. Khosravani, a single woman and not a party to a civil union, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 1 IN PARKSIDE SQUARE BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 2016 AS DOCUMENT NO. 1615229042, IN COOK COUNTY, ILLINOIS**

PERMANENT INDEX NUMBER: 27-16-101-016-0000

COMMONLY KNOWN AS: 10012 Franchesca Lane, Orland Park, Illinois, 60462

TO HAVE AND TO HOLD the said premises, with all rights and privileges attached thereto unto the said Grantee and Grantee's successors and assigns forever. Grantor covenants with the Grantee that the Grantor is now seized in fee simple absolute of said premises; that the Grantor has full power to convey same; and that Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

**SUBJECT TO:** General real estate taxes not yet due or payable; special assessments confirmed after this contract date; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; easements for public utilities, drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

[SIGNATURE PAGE FOLLOWS]

