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SPECIAL WARRANTY DEED

Steller

-No

21238579581

Doc# 2123857058 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 12:10 PM PG: 1 OF 3

The above space for recorder's use only

THE GRANTOR(S), JAFAR M. LASHKARIYA, married or unmarried (select one) for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and SPEC'ALLY WARRANT(S) to THE GRANTEE(S): GET BACK HOMES, LLC, an Illinois Limited Liability Company, with an address of

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: Covenants, conditions and restrictions of record, will tyears, violations, and general real estate taxes and/or assessments for 2021 and subsequent years, existing charges, assessments, liens of record, building violations, utilities, and zoning regulations or violations. 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 with all the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor, and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by,

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under or through Grantor only. The Grantor does not warrant against title defects arising from conditions that existed before it owned the property.

PERMANENT INDEX NUMBER: 11-31-316-057-1002

ADDRESS OF PROPERTY: 6442 NORTH HAMILTON AVENUE, UNIT 6442-3

CHICAGO, ILLINOIS 60645

Dated this grand day of July , 2021.

 CHICAGO:
 1,132.50

 CTA:
 453.00

 TOTAL:
 1,585.50

11-31-316-057-1002 | 20210701606028 | 0-500-664-080

* Total does not include any applicable penalty or interest due.

JAFARM LASHKARIYA

STATE OF Thois)
COUNTY OF Coh

OFFICIAL SEAL
SHERAZ DARR
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/30/24

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that, JAFAR M. LASHKARIYA, is personally known to me to be the same person whose name is subscribed to the foregoing SPECIAL WARRANTY DEED, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this

day of Ju

20.2

VOTARY PUBLIC

Mail to:

Tax Bill to:

low Buck Homes 21

833 CONTROL AND BOX 174

100053 1711 600 Bren Homes LLC 833 CENTRONE RE BOX 174 HIGHAND PARK IL 60035, 0174

This instrument prepared by:

ERIC FELDMAN & ASSOCIATES P.C.

123 W Madison St, Suite 1704, Chicago, IL 60602

REAL ESTATE TRANSFER TAX

10-Aug-2021 COUNTY: 75.50 ILLINOIS: 151.00 TOTAL: 226.50

11-31-316-057-1002

20210701606028 | 1-729-038-096

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EXHIBIT A – LEGAL DESCRIPTION

UNIT 6442-3 IN THE 6442-44 NORTH HAMILTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 131 AND 132 (EXCEPT THE SOUTH 20 FEET OF SAID LOT 132) IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 13, 2008 AS DOCUMENT NUMBER 05.04.415157 AND FIRST AMENDED TO THE DECLARATION OF CONDOMINIUM PECORDED APRIL 3, 2008 AS DOCUMENT NUMBER 0809422100, OF COOP COUNTY CLOTH'S OFFICE TOGETHER WITH ATS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.