

# UNOFFICIAL COPY

Doc#: 2209742144 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2022 11:31 AM Pg: 1 of 2

This Document Prepared By:

Adnan Kagalwalla  
Kagalwalla Law Offices LLC  
1S450 Summit Avenue, Suite 110  
Oakbrook Terrace, IL 60181

Dec ID 20220301669775  
ST/CO Stamp 1-029-776-272 ST Tax \$300.00 CO Tax \$150.00

and After Recording Return To:

Kevin Drendel  
111 Flinn Street  
Bataria, FL 60510

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1<sup>st</sup> day of April, 2022, by and between the Grantors, **Siraj E. Bhanpuri and Fatema Bhanpuri**, to the Grantee, **Broadview Building LLC, an Illinois Limited Liability Company**. The Grantors, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged by the Grantor, hereby **GRANT, BARGAIN, SELL AND CONVEY** to the Grantee and his successors and assigns forever, the land situated in the County of DUPAGE, State of Illinois described as follows (the "Property"):

**LOTS 113 AND 114 IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION ROOSEVELT ROAD AND 17<sup>TH</sup> AVENUE SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7 AND 8 IN OWNERS PARTITION OF THE SOUTH 83.2 ACRES OF THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE SOUTH 7 FEET OF SAID LOTS 113 AND 114 TAKEN FOR WIDENING OF ROOSEVELT ROAD IN COOK COUNTY, ILLINOIS.**

Street Address: **1815 W Roosevelt Road, Broadview, IL 60155**

PIN: **15-15-330-030-0000; 15-15-330-031-0000**

TO HAVE AND TO HOLD the Property, together with all and singular the hereditaments and appurtenances belonging thereto or in anywise appertaining; to HAVE AND TO HOLD said Real Estate with the appurtenances thereto, forever, subject to any and all covenants, conditions, easements and restrictions of record.

Grantors, for themselves and their successors, represent and warrant that the Property has not been alienated or encumbered by Grantors in any way whatsoever, and hereby covenant with the Grantee, his successors and assigns, that the Grantor is the true and lawful owner of the Real Estate and is well-seized of the same in fee simple, and that Grantors have good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and, further, that Grantors **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantors, but none other.

THIS IS NOT HOMESTEAD PROPERTY.

**CERTIFICATION OF COMPLIANCE  
VILLAGE OF BROADVIEW**

3/31/22

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantors aforesaid, hereby executes and delivers this Special Warranty Deed effective as of April 1, 2022 as his free and voluntary act, for the purposes set forth herein.

By: Siraj Bhanpuri  
Siraj E. Bhanpuri

By: Fatema Bhanpuri  
Fatema Bhanpuri

STATE OF ILLINOIS            )  
                                          )        SS.  
COUNTY OF DUPAGE        )

I, Lisa M Barone, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SIRAJ E. BHANPURI and FATEMA BHANPURI, personally known to me to be the same person whose name is subscribed to the foregoing instruments appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1<sup>st</sup> day of April, 2022.

[Signature]  
Notary Public

My commission expires: 5-18-24

[seal]

Mail subsequent tax bills to:

