

UNOFFICIAL COPY

Doc#: 2300310043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2023 11:05 AM Pg: 1 of 3

WARRANTY DEED

Statutory (Illinois)
(Company to Individual)

Dec ID 20221201617858
ST/CO Stamp 0-749-141-328 ST Tax \$515.00 CO Tax \$257.50
City Stamp 0-081-591-632 City Tax: \$5,407.50

3 of 5
FIRST AMERICAN TITLE
FILE # 3151364

Above Space for Recorder's Use Only

THE GRANTOR BGRS, LLC

a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEYS and WARRANTS to ~~Adnan Saif~~ 1500 West Grand Avenue, Unit 1E, Chicago, IL 60642

~~MAJED AND OMAR PROPERTY GROUP LLC~~

(Name and Address of Grantee)

~~Not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY~~, the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises ~~as husband and wife, not as joint tenants, nor as tenants in common, but as TENANTS BY THE ENTIRETY~~ forever

Permanent Real Estate Index Number(s): 17-08-121-044-1001

Address(es) of Real Estate: 1500 West Grand Avenue, Unit 1E, Chicago, IL 60642-7522

SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2022 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its _____ Authorized Agent, and attested by its _____ Authorized Agent, this 21st day of December, 2022.

BGRS, LLC
(Name of company)

X By Kelley [Signature] Authorized Agent

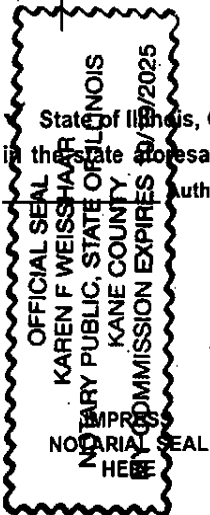
X Attest: _____ Authorized Agent

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Warranty Deed
COMPANY TO INDIVIDUAL

TO

Property of County Clerk's Office



State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, do hereby certify that Kelly Sachwitz personally known to me to be the Authorized Agent of BGRS, LLC, a Delaware Limited Liability Company and Cory Wilhelmi personally known to me to be the Authorized Agent of said company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Agent and Authorized Agent, they signed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 2022
Commission expires 10-19, 2025 ✓ Karen F. Weisshaar
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

KASHKEESH LACU C/O SAMI KASHKEESH
(Name)

9501 W. 144th Pk., SUITE 303
(Address)

ORLAND PARK, IL 60462
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MAJED + OMAR PROPERTY GROUP, LLC
(Name)

9400 S. 79th AVE, UNIT 2F
(Address)

HICKORY HILLS, IL 60457
(City, State and Zip)

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1E IN THE 1500 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS AND PARTS THEREOF IN BICKERDIKE'S ADDITION TO CHICAGO A SUBDIVISION IN SECTION 8, TOWNSHIP 39, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0430919070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6 AND STORAGE SPACE S-1, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0430919070.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

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