



0321733052

Eugene "Gene" Moore Fee: \$54.00  
Cook County Recorder of Deeds  
Date: 08/05/2003 08:21 AM Pg: 1 of 4

SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)

This indenture, Made this 6 day of January, 2003 between M.G. INTERNATIONAL, LLC, an Illinois Limited Liability Company ("Grantor"), party of the first part, and AQUIL ALASSDI AND LAHIB ALI.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO /100 (\$10.00) and other good and valuable consideration, in hand paid by Grantees the receipt whereof is hereby acknowledged, and pursuant to authority given by the manager of said Grantor by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantees, and to their and assigns, FOREVER, all the following described real estate situated in the County of Cook and the state of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the hereditaments and appurtenances hereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the said estate, right, title, interest claim or demand whatsoever, of Grantor, either in law or equity of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described with the appurtenances, unto the Grantees, their and assigns forever.

The Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantees, their and assigns, that it has not done or suffered to be done, anything hereby the said premises hereby granted are, or may be, in any manner encumbered or changed except as herein recited, and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming or to claim the same only by through or under it, subject to:

**SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantee, their successors assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefits of said property set forth in the Declaration of Condominium Ownership and of Easements, Restrictions Covenants and By-Laws ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property, described therein.

This Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number (S): 14-16-303-025-0000 (affects property in question and other property).

040-1051 AND 14-16-303-040-1220. T-C.

AND PARKING UNIT 31, T-C.

Address(es) of Real Estate: 4180 North Marine Drive, Unit 506, Chicago, Illinois, 60613.

The tenant of unit has waived or has failed to exercise the right of first refusal.

**BOX 333-CTI**

1012072  
57504/3199

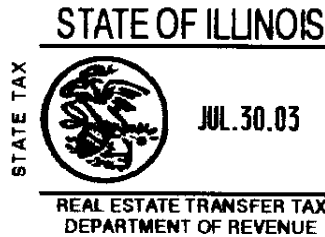
# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 6 day of January, 2003.

**M.G. INTERNATIONAL, LLC, an Illinois limited Liability Company.**

By [Signature]  
Hasan Merchant  
Its Manager

State of Illinois )  
County of Cook ) ss.



# 0000053524	REAL ESTATE TRANSFER TAX
	0018000
	FP 102808

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Hasan Merchant, personally known to me to be the Manager of **M.G. INTERNATIONAL, LLC**. Appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement and Resolution of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes there in set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal, this 6 day of January, 2003.

Commission expires 4/30/03

[Signature]  
NOTARY PUBLIC

This instrument was prepared by: TUSHAR CHOTALIA  
6753 N. Trumbull Ave,  
Lincolnwood, IL 60712

**MAIL TO:**  
**AQUIL ALASSDI**  
4180 N. Marine Dr.  
Unit # 506  
Chicago, IL 60613

**SEND SUBSEQUENT TAX BILLS**  
**AQUIL ALASSDI**  
4180 N. Marine Dr.  
Unit # 506  
Chicago, IL 60613

# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY


ORDER NUMBER: 1409 ST5043199 NWA  
 STREET ADDRESS: 4180 N MARINE DR #506  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 14-16-303-~~025-0000~~<sup>040-1051</sup> AND 14-16-303-040-1220

**LEGAL DESCRIPTION:**

UNIT 506 AND PARKING UNIT 31 IN THE POLO TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


THE EAST 25 FEET OF LOT 3, ALL OF LOTS 4, 5 AND 6 AND LOT "A" (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETIONS THERETO IN SIMMONS AND GORDONS ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011054423, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY OF Cook County Clerk's Office

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 JUL. 30.03  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009000
FP 102802

# 0010853658

**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 CITY TAX  
  
 JUL. 30.03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0135000
FP 102805

# 0000803203

# UNOFFICIAL COPY

## EXHIBIT "B"

1. Real estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. The declaration including any and all amendments and exhibits thereto.
5. Provision of the Illinois Condominium Property Act (the "Act").
6. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
7. Leases, contract, agreements and licenses affecting the Common Elements (as defined in the Declaration).
8. Acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer
9. Liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.
10. Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the fund to be paid upon delivery of the deed..