

UNOFFICIAL COPY



Doc#: 1134844057 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/14/2011 12:23 PM Pg: 1 of 5

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 6th day of December, 2011, by S & B SHELL, INC., an Illinois corporation ("Grantor"), whose address is 8060 N. Lawndale Ave., Skokie, Illinois 60076 to AKAI PLAZA, INC., an Illinois corporation ("Grantee"), whose address is 8060 N. Lawndale Ave., Skokie, Illinois 60076, for all the following described real estate ("Property"), situated in the County of Cook and State of Illinois more particularly described on Exhibit A attached hereto and made a part hereof, and all rights, privileges and easements appurtenant thereto, together with any and all improvements owned by Grantor located thereon.

WITNESSETH: That Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does GRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee FOREVER, the Property together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and its respective successors and assigns forever.

THIS TRANSACTION EXEMPT UNDER PARAGRAPH (e), 35 ILCS 200/31-45.

Dated: December 6, 2011



Grantor

SEARCHED
SERIALIZED
INDEXED
FILED
DEC 14 2011
CHICAGO

Box 400-CTCC

8455124 DZ AY 2 of 5

UNOFFICIAL COPY

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its respective heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

[The remainder of this page is left intentionally blank. Signature page follows]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

S & B SHELL, INC., an Illinois corporation

By: *Mahmood Lakha*

Name: Mahmood Lakha

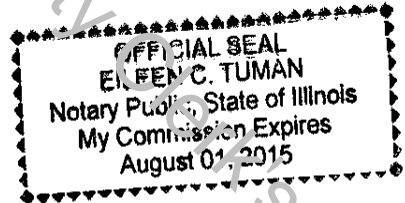
Its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared Mahmood Lakha, the President of S & B Shell, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this 6th day of December, 2011.

Aileen C. Tuman
Notary Public
My commission expires: 08/01/2015



PREPARED BY AND
AFTER RECORDING MAIL TO:

Benjamin K. Herrington, Esq.
Vedder Price P.C.
222 N. LaSalle Street, Suite 2600
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Akai Plaza, Inc.
8060 N. Lawndale Ave.,
Skokie, Illinois 60076

UNOFFICIAL COPY



EXHIBIT A


LEGAL DESCRIPTION

LOTS 20 AND 23, BOTH INCLUSIVE, IN BLOCK 25 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 8255 S. Park, Chicago, Illinois (formerly known as 400 E. 83rd Street, Chicago, Illinois) ^{v SOUTH} 60619

PIN: 20-34-224-059-0000

REAL ESTATE TRANSFER		12/13/2011	
		COOK	\$0.00
		ILLINOIS:	\$0.00
		TOTAL:	\$0.00
20-34-224-059-0000 20111201600114 47AC7P			

REAL ESTATE TRANSFER		12/13/2011	
		CHICAGO:	\$0.00
		CTA:	\$0.00
		TOTAL:	\$0.00
20-34-224-059-0000 20111201600114 CJJJ4J			

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

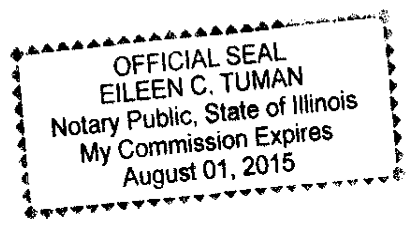
Dated: December 6, 2011

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before
me by the said Grantor or Agent

Dated: December 6, 2011

Eileen C. Tuman



Notary Public

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

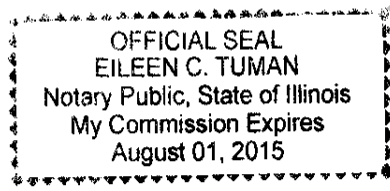
Dated: December 6, 2011

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before
me by the said Grantee or Agent

Dated: December 6, 2011

Eileen C. Tuman



Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.