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Doc#: 1426110014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2014 09:28 AM Pg: 1 of 3

LHY:WES #89-63-977-21

SPECIAL WARRANTY DEED

THE GRANTOR, **Ridgestone Bank** of the County of Cook, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY and SELL to **Ariq Agha**, of 2425 W. 22nd Street, Suite 201, Oak Brook, IL 60523 ("Grantee"), the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

See the Legal Description attached hereto and made a part hereof as "Exhibit A" ("Property")

Permanent Real Estate Index Number: 17-10-309-016-1074

Property Address: 111 N. Wabash Avenue, Suite 1210, Chicago, IL 60602.

Subject only to: general real estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements. If any; acts done or suffered by or through the Buyer. However Special Assessments, if any, for improvements not yet completed shall be paid by the Seller at closing.

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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances TO HAVE AND TO HOLD the said Property as above described, with the appurtenances, unto the Grantee, and its successor and assigns forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and defend said Property against persons lawfully claiming, or to claim the same, by, through or under Grantor.

Box 400-CTCC

S 1
P 3
S 11
SC 1
INT 1

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed on this Special Warranty Deed by its authorized representative.

Dated this 21~~st~~ day of August, 2014.

RIDGESTONE BANK

By: *[Signature]*

Name: *Thad Van Hiel*

Its: *VICE PRESIDENT*

Property
STATE OF ILLINOIS)
) SS
COUNTY OF *Cook*)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that *Thad Van Hiel* personally known to me to be the _____ of Ridgestone Bank 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 as such *Thad Van Hiel* he/she signed and delivered the said instrument, pursuant to authority given to him/her by Ridgestone Bank, as his/her free and voluntary act, and as the free and voluntary act and deed of said Ridgestone Bank, for the uses and purposes therein set forth.

Given under my hand and official seal this 21 day of August, 2014.

[Signature]
NOTARY PUBLIC

After recording mail to:

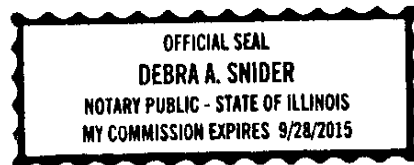
William M. Waller & Associates
Attention: William M. Waller
799 Roosevelt Road, Building 3
Suite 210
Glen Ellyn, IL 60137

Prepared by:

Chuhak & Tecson, P.C.
Andrew L. Glubisz
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606

Send subsequent tax bills to:

Arif Agha
111 N Wabash Avenue, Suite 1210
Chicago, IL 60602



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 1210 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-8-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0614218032. SAID STORAGE SPACE TO BE RENAMED STORAGE SPACE 819-7 THROUGH THE THIRD AMENDMENT RECORDED NOVEMBER 2, 2006 AS DOCUMENT 0630617089.

REAL ESTATE TRANSFER TAX 27-Aug-2014



COUNTY:	72.00
ILLINOIS:	44.00
TOTAL:	216.00

17-10-309-016-1074 | 20140801621594 | 2-147-353-728

REAL ESTATE TRANSFER TAX 26-Aug-2014



CHICAGO:	1,080.00
CTA:	432.00
TOTAL:	1,512.00

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