

# UNOFFICIAL COPY

## SPECIAL <sup>212596</sup> WARRANTY DEED

ILLINOIS STATUTORY  
(Corporation to Corporation)

**GRANTEE ADDRESS:**

Wahid Investments LLC  
1420 Renaissance Drive, Suite 301F  
Park Ridge, Illinois 60068

**NAME & ADDRESS OF TAXPAYER:**

Westside Holistic Family Services, Inc.  
4909 West Division Street  
Chicago, Illinois 60651



Doc# 1633519106 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2016 03:07 PM PG: 1 OF 3

For Recorders Use Only

**THE GRANTOR,  
Westside Holistic Family**

**Services, Inc.**, of 4909 West Division Street, Chicago, an Illinois, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of ONE MILLION FOUR HUNDRED THOUSAND (1,400,000.00) DOLLARS in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **GRANTEE, Wahid Investments LLC**, of 1420 Renaissance Drive, Suite 301F, Chicago, Illinois, to have and to hold in fee simple forever the following described Real Estate situated in the County of Cook, in the State of Illinois, as legally described in attached Exhibit A, and commonly known as follows:

PARCEL 1: 4909 WEST DIVISION STREET, CHICAGO, ILLINOIS  
PARCEL 2: 4912-4920 (or 4900) WEST DIVISION STREET, CHICAGO, ILLINOIS

**CRD REVIEW**

Subject to real estate taxes for 2016 and all subsequent years, including taxes which may accrue by reason of new or additional improvements during the year(s) 2016 and subsequent; and all outstanding assessments, easements, conditions, restrictions, covenants, encumbrances, apparent or of record; private, public and utility easements and road and highways, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

Hereby releasing and waiving all rights of record. TO HAVE AND TO HOLD said premises as its property forever.

Permanent Real Estate Index Number(s):

- PARCEL 1: 16-04-404-031
- LOT 40 OF PARCEL 2: 16-04-224-032
- LOT 41 OF PARCEL 2: 16-04-224-033
- LOT 42 OF PARCEL 2: 16-04-224-034
- LOT 43 OF PARCEL 2: 16-04-224-035
- LOT 44 OF PARCEL 2: 16-04-224-036

**REAL ESTATE TRANSFER TAX** 01-Dec-2016



<b>CHICAGO:</b>	10,500.00
<b>CTA:</b>	4,200.00
<b>TOTAL:</b>	14,700.00 *

16-04-404-031-0000 | 20161101687036 | 0-285-298-880

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 01-Dec-2016



<b>COUNTY:</b>	700.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	700.00

16-04-404-031-0000 | 20161101687036 | 1-313-099-968



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## EXHIBIT A – LEGAL DESCRIPTION

### PARCEL 1:

\*\*\*THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE DRAWN 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 4 WITH A LINE DRAWN 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE SOUTH 0 DEGREES 07 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE DRAWN 33.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 154.03 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST 120.22 FEET TO A POINT ON A CIRCLE CONVEX NORTHWEST AND HAVING A RADIUS OF 9.43 FEET; THENCE SOUTHWESTERLY ALONG SAID CIRCLE 14.88 FEET THE CHORD OF WHICH BEARS SOUTH 45 DEGREES 03 MINUTES 25 SECONDS WEST FOR 13.38 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 39 SECONDS EAST ALONG A LINE TANGENT TO SAID CIRCLE 13.30 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 24 SECONDS WEST 126.49 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 09 SECONDS WEST 18.03 FEET TO A POINT ON A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 4.49 FEET; THENCE NORTHWESTERLY ALONG SAID CIRCLE 7.07 FEET THE CHORD OF WHICH BEARS NORTH 45 DEGREES 45 MINUTES 20 SECONDS WEST FOR 6.36 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 30 SECONDS WEST 7.34 FEET TO A POINT ON A CIRCLE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 6.09 FEET; THENCE SOUTHWESTERLY ALONG SAID CIRCLE 9.48 FEET THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 37 MINUTES 56 SECONDS WEST FOR 8.55 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 21 SECONDS WEST ALONG A LINE TANGENT TO SAID CIRCLE 14.08 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 54 SECONDS WEST 41.96 FEET; THENCE NORTH 0 DEGREES 08 MINUTES 57 SECONDS WEST 65.30 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 51 SECONDS WEST 51.49 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 54 SECONDS WEST 110.17 FEET TO THE AFORESAID LINE DRAWN 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 367.58 FEET TO THE HERINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.\*\*\*

### PARCEL 2:

\*\*\* LOTS 40, 41, 42, 43, 44 AND THE WEST HALF OF LOT 45 IN BLOCK 2 IN MARTHE'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 33 FEET THEREOF DEDICATED FOR STREET) OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.\*\*\*

Permanent Real Estate Index Number(s):

PARCEL 1:	16-04-404-031
LOT 40 OF PARCEL 2:	16-04-224-032
LOT 41 OF PARCEL 2:	16-04-224-033
LOT 42 OF PARCEL 2:	16-04-224-034
LOT 43 OF PARCEL 2:	16-04-224-035
LOT 44 OF PARCEL 2:	16-04-224-036

Common Address of Real Estate:

PARCEL 1: 4909 WEST DIVISION STREET, CHICAGO, ILLINOIS

PARCEL 2: 4912-4920 (or 4900) WEST DIVISION STREET, CHICAGO, ILLINOIS