

UNOFFICIAL COPY

THIS INSTRUMENT
PREPARED BY:

Elisha M. Prero
PreroLaw, P.C.
8424 Skokie Blvd., Suite 200
Skokie, Illinois 60077

4003099013

Doc#: 1715806100 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2017 01:05 PM Pg: 1 of 5

Dec ID 20170601666421
ST/CO Stamp 0-435-558-848 ST Tax \$4,128.00 CO Tax \$2,064.00
City Stamp 2-116-278-720 City Tax: \$43,344.00

AFTER RECORDING

RETURN TO:

~~Jeff Wang, Esq. - Ma Ma Wi Realty LLC~~
~~Wang & Associates, P.C.~~
~~75 Executive Drive, Suite 106~~
~~Aurora, IL 60504~~

MAIL TAX BILLS TO:

Ma Ma Wi Realty LLC
848 Jacobs Way
Forsythe, IL 62535

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), dated as of this 30th day of May, 2017, is given by Preferred Realty LLC, an Illinois general partnership, and Preferred Realty I LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois and having an office located at 655 W. Irving Park Road, Ste. 208, Chicago, IL 60613 ("Grantor") to Ma Ma Wi Realty LLC, an Illinois limited liability company, having an office at 848 Jacobs Way, Forsyth, IL 62535 ("Grantee").

WITNESSETH, that Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by said company, by these presents does remise, release, alien and convey unto Grantee and to Grantee's successors and assigns, forever, the real estate situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee and its successors and assigns forever. Grantors hereby covenant that Grantors and its successors and assigns will warrant and defend the title to the Property unto Grantee and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, subject only to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed by its duly authorized representative the day and year first above written.



PREFERRED REALTY I LLC
 an Illinois limited liability company


By: [Signature]
 Name: Tomer Bitton
 Its: Member

PREFERRED REALTY LLC
 an Illinois general partnership

By: [Signature]
 Name: Tomer Bitton
 Its: Partner

By: [Signature]
 Name: Mordechai Bitton
 Its: Partner

REAL ESTATE TRANSFER TAX		06-Jun-2017
	COUNTY:	2,064.00
	ILLINOIS:	4,128.00
	TOTAL:	6,192.00
14-21-101-040-0000 20170601666421 0-435-558-848		

REAL ESTATE TRANSFER TAX		06-Jun-2017
	CHICAGO:	30,960.00
	CTA:	12,384.00
	TOTAL:	43,344.00 *
14-21-101-040-0000 20170601666421 2-116-278-720		

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Tomer Bitton, personally known to me, as a Member of Preferred Realty I LLC, an Illinois limited liability company, and as a Partner of Preferred Realty LLC, an Illinois general partnership, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of May, 2017.

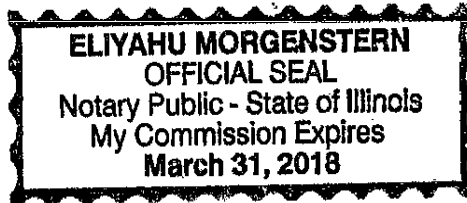
Elyahu Morgenstern

Notary Public

My Commission Expires:

March 31, 2018

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Mordechai Bitton, personally known to me, as a Partner of Preferred Realty LLC, an Illinois general partnership, whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30 day of May, 2017.

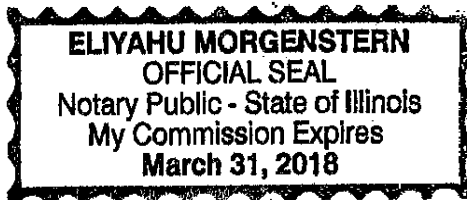
Elyahu Morgenstern

Notary Public

My Commission Expires:

March 31, 2018

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



UNOFFICIAL COPY**Exhibit "A"****Legal Description****PARCEL 1:**

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT: LOTS 4 TO 8 AND LOT 9 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE RUNNING NORTH AND SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 9, 215.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9) IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF VACATED FRONTIER AVENUE, FORMERLY BEACH COURT VACATED BY ORDINANCE AS DOCUMENT NUMBER 20816906, LYING WEST OF AND ADJOINING LOTS 9, 10, 11 AND 12 AND LYING EAST OF AND ADJOINING LOTS 5, 6, 7 AND 8 IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO AFORESAID, SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.19 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.92 FEET CHICAGO CITY DATUM AND WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 14.98 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF W. IRVING PARK ROAD); THENCE CONTINUING SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE 138.27 FEET; THENCE SOUTH 00° 00' 00" WEST, 29.33 FEET; THENCE NORTH 90° 00' 00" WEST, 0.59 FEET; THENCE SOUTH 00° 00' 00" WEST, 5.60 FEET; THENCE NORTH 90° 00' 00" WEST, 26.20 FEET; THENCE SOUTH 00° 00' 00" WEST 27.74 FEET; THENCE NORTH 90° 00' 00" WEST, 4.85 FEET; THENCE SOUTH 00° 00' 00" WEST, 0.46 FEET; THENCE NORTH 90° 00' 00" WEST, 14.19 FEET; THENCE NORTH 00° 00' 00" EAST, 1.50 FEET; THENCE NORTH 90° 00' 00" WEST, 10.60 FEET; THENCE NORTH 00° 00' 00" EAST, 7.36 FEET; THENCE NORTH 90° 00' 00" WEST 13.28 FEET; THENCE SOUTH 00° 00' 00" WEST, 8.23 FEET; THENCE NORTH 90° 00' 00" WEST, 14.02 FEET; THENCE SOUTH 00° 00' 00" WEST, 0.55 FEET; THENCE NORTH 90° 00' 00" WEST, 54.54 FEET; THENCE NORTH 00° 00' 00" EAST, 63.05 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT: LOTS 4 TO 8 AND LOT 9 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE RUNNING NORTH AND SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 9, 215.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9) IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO, A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF VACATED FRONTIER AVENUE, FORMERLY BEACH COURT VACATED BY ORDINANCE AS DOCUMENT NUMBER 20816906, LYING WEST AND ADJOINING LOTS 9, 10 11 AND 12 AND LYING EAST OF AND ADJOINING LOTS 5, 6, 7 AND 8 IN CARSON AND CHYTRAUS' ADDITION TO CHICAGO AFORESAID, SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.92 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +38.55 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 44.31 FEET TO THE PLACE OF BEGINNING (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF W. IRVING PARK ROAD); THENCE CONTINUING SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 108.94 FEET; THENCE SOUTH 00° 00' 00" WEST, 33.26 FEET; THENCE SOUTH 90° 00' 00" EAST, 133.97 FEET; THENCE SOUTH 00° 00' 00" WEST, 63.07 FEET; THENCE NORTH 90° 00' 00"

UNOFFICIAL COPY

WEST, 133.95 FEET; THENCE NORTH 00° 00' 00" EAST, 1.47 FEET; THENCE NORTH 90° 00' 00" WEST, 17.41 FEET; THENCE SOUTH 89° 56' 28" WEST, 3.02 FEET; THENCE NORTH 00° 00' 00" EAST, 25.02 FEET; THENCE NORTH 90° 00' 00" WEST, 12.08 FEET; THENCE NORTH 00° 00' 00" EAST, 6.80 FEET; THENCE NORTH 90° 00' 00" WEST, 76.45 FEET; THENCE NORTH 00° 00' 00" EAST, 22.27 FEET; THENCE SOUTH 90° 00' 00" EAST, 2.87 FEET; THENCE NORTH 00° 00' 00" EAST, 11.37 FEET; THENCE NORTH 90° 00' 00" WEST, 0.15 FEET; THENCE NORTH 00° 00' 00" EAST, 7.22 FEET; THENCE NORTH 90° 00' 00" WEST 2.72 FEET; THENCE NORTH 00° 00' 00" EAST, 22.19 FEET TO THE PLACE OF BEGINNING, (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 14.98 FEET; THENCE SOUTH 00° 00' 00" WEST, 63.05 FEET; THENCE SOUTH 90° 00' 00" EAST, 49.40 FEET; THENCE NORTH 00° 00' 00" EAST, 6.89 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING NORTH 00° 00' 00" EAST, 13.31 FEET; THENCE SOUTH 90° 00' 00" EAST, 8.83 FEET; THENCE SOUTH 00° 00' 00" WEST 1.01 FEET; THENCE SOUTH 90° 00' 00" EAST, 3.02 FEET; THENCE SOUTH 00° 00' 00" WEST, 12.30 FEET; THENCE NORTH 90° 00' 00" WEST, 11.85 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPTING THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 14.98 FEET; THENCE SOUTH 00° 00' 00" WEST, 63.05 FEET; THENCE SOUTH 90° 00' 00" EAST, 66.02 FEET; THENCE NORTH 00° 00' 00" EAST, 3.03 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00° 00' 00" EAST, 15.28 FEET; THENCE SOUTH 90° 00' 00" EAST 11.96 FEET; THENCE NORTH 00° 00' 00" EAST, 7.06 FEET; THENCE NORTH 90° 00' 00" WEST, 3.09 FEET; THENCE NORTH 00° 00' 00" EAST, 2.06 FEET; THENCE SOUTH 90° 00' 00" EAST 3.09 FEET; THENCE NORTH 00° 00' 00" EAST, 1.29 FEET; THENCE SOUTH 90° 00' 00" EAST, 4.76 FEET; THENCE SOUTH 00° 00' 00" WEST, 3.32 FEET; THENCE NORTH 90° 00' 00" WEST, 1.01 FEET; THENCE SOUTH 00° 00' 00" WEST, 6.30 FEET; THENCE NORTH 90° 00' 00" WEST, 0.10 FEET; THENCE SOUTH 00° 00' 00" WEST, 16.71 FEET; THENCE NORTH 90° 00' 00" WEST, 1.62 FEET; THENCE SOUTH 00° 00' 00" WEST, 0.77 FEET; THENCE NORTH 90° 00' 00" WEST, 9.96 FEET; THENCE NORTH 00° 00' 00" EAST, 0.77 FEET; THENCE NORTH 90° 00' 00" WEST, 1.52 FEET; THENCE NORTH 00° 00' 00" EAST, 0.64 FEET; THENCE NORTH 90° 00' 00" WEST, 2.55 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-21-101-039-0000; 14-21-101-040-0000

Commonly Known As: 655 W. Irving Park Rd., Floors 1 and 2, Chicago, IL 6063-2123