

Document Prepared By:

Jay R. Goldberg
Field and Goldberg, LLC
10 South LaSalle Street, Suite 2910
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Doc#: 1823419300 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/22/2018 11:33 AM Pg: 1 of 2

Mail Recorded Deed To:

Abid Sabeeh
P.O. Box 542
Streamwood, IL 60107

Dec ID 20180801657260
ST/CO Stamp 1-743-323-296 ST Tax \$177.50 CO Tax \$88.75
City Stamp 1-883-766-560 City Tax: \$1,863.75

Mail Tax Bills To:

Azhar Ali Shah and Fouzia M. Azhar
6425 N. Damen Avenue, Unit 1W
Chicago, IL 60645

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 16th day of August, 2018 by and between **Pioneer MRYD LLC**, an Illinois limited liability company, of Rye, New York ("Grantor"), and **Azhar Ali Shah and Fouzia M. Azhar, husband and wife** (Grantee"), their successors and assigns, whose address is 955 W. Foster Avenue, #311, Chicago, IL 60640.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY AND WARRANT unto **Grantee**, not as joint tenants or tenants in common, but as **TENANTS BY THE ENTIRETY**, all of Grantor's interest in the real property located in Cook County, Illinois, and being more particularly described hereto (the "Property"):

PARCEL 1: UNIT 6425-1W IN EDGEMOOR PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 AND LOT 3 (EXCEPT THE NORTH 5 FEET THEREOF) IN JOHN BECKER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 28, 2005 AS DOCUMENT 0533232024, AND AS EXHIBIT "A" TO THE FIRST AMENDMENT THERETO RECORDED NOVEMBER 14, 2006 AS DOCUMENT 0631816086, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-10, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0533232024, AS AMENDED BY 0631816086.

Permanent Index No.: 11-31-401-104-1028

Address of Property: 6425 N. Damen Avenue, Unit 1W, Chicago, IL 60645

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TO HAVE AND TO HOLD said Property to Grantee and Grantee's successors and assigns forever. Grantor hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the following matters: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; ~~special governmental taxes or assessments confirmed and unconfirmed;~~ condominium declaration and bylaws and general real estate taxes not yet due and payable as of the date hereof.


Grantor also hereby grants to the Grantee, his successors and assigns, as rights and easements appurtenant to the Property described herein, the rights and easements for the benefit of said Property set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered by its Manager, as of the day and year first above written.

Pioneer MRYD LLC
an Illinois limited liability company

By: Pioneer NS Manager LLC, its Manager

By: 
Name: L. Jayson Lemberg
Its: Manager

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that L. Jayson Lemberg, personally known to me to be a Manager of Pioneer NS Manager LLC, the Manager of Pioneer MRYD, LLC, an Illinois limited liability company, 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 Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation and limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August, 2018.



Gail L Candela
NOTARY PUBLIC