

# UNOFFICIAL COPY

Doc#: 1836008049 Fee: \$60.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/26/2018 12:07 PM Pg: 1 of 7

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Trivedi & Khan  
1345 Wiley Road, Suite 110  
Schaumburg, IL 60173

Dec ID 20181201665364  
ST/CO Stamp 0-267-732-640 ST Tax \$2,000.00 CO Tax \$1,000.00  
City Stamp 0-906-192-544 City Tax: \$21,000.00

### MAIL REAL ESTATE TAX BILL TO:

Farida Tazudeen  
2576 RUE BONVILLE Street  
Danville IL 61832

**THE GRANTOR:** AZTUC, LLC <sup>\* Dissolved</sup> for purposes of winding down the limited liability company, an Illinois limited liability company, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEYS AND WARRANTS to **Farida Tazudeen**, a married woman, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1109 & 1117 S. Wabash Ave., Chicago, IL 60606  
PIN: 17-15-309-037-0000 and 17-15-309-038-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

18CNW 72 0063 SK

1 cur mtr Chicago Title

VC



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State of Illinois

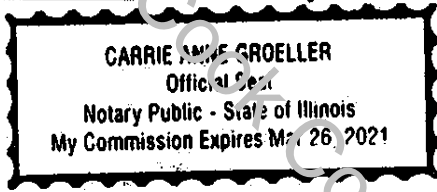
County of Cook

I, Carrie Anne Groeller a Notary Public in and for said County and State, do hereby certify that Sally Garza Fernandez, manager President/Vice President, of Aztuc LLC, 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 signed and delivered the said instrument as her free and voluntary act, and the free and voluntary act of said corporation, and that \_\_\_\_\_ Secretary/Asst. Secretary of said corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that \_\_\_\_\_ signed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, and the free and voluntary act of said corporation and did affix the corporate seal to said document as the free and voluntary act of said corporation.

Given under my hand and official seal, this 20th of December, 2018.

\_\_\_\_\_  
 Notary Public

My commission expires: 3/26/21



Cook County Clerk's Office

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## LEGAL DESCRIPTION

Order No.: 18CNW720063SK

For APN/Parcel ID(s): 17-15-309-037-0000 and 17-15-309-038-0000

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PARCEL 1: (COMMERCIAL SPACE 1)

THE PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 14.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.67 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 3 IN BLOCK 21 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOGETHER WITH SUB-LOTS 1 AND 2 OF LOT 6 IN BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 0.50 FEET;  
THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.28 FEET TO THE NORTHWEST CORNER OF A 25 STORY CONCRETE BUILDING COMMONLY KNOWN AS 1111 SOUTH WABASH AVENUE IN CHICAGO;  
THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING, A DISTANCE OF 1.50 FEET;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.14 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING FOR A POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;  
THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 0.65 FEET TO A CORNER OF THE WALL;  
THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.38 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 14.91 FEET TO A CORNER OF THE WALL;  
THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.38 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.00 FEET TO A CORNER OF THE WALL;  
THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.38 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 17.00 FEET TO A CORNER OF THE WALL;  
THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.38 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.00 FEET TO A CORNER OF THE WALL;  
THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.38 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 14.00 FEET TO A CORNER OF THE WALL;



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## LEGAL DESCRIPTION

(continued)

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.68 FEET TO A CORNER OF THE WALL;  
 THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.42 FEET TO A CORNER OF THE WALL;  
 THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2: (COMMERCIAL SPACE 2)

THE PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 14.08 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 31.43 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 3 IN BLOCK 21 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOGETHER WITH SUB-LOTS 1 AND 2 OF LOT 6 IN BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN SAID FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN FRACTIONAL 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBLOT 2 IN LOT 6;  
 THENCE NORTH ALONG THE WEST LINE OF SAID SUBLOT 2, BEING ALSO THE EAST LINE OF SOUTH WABASH AVENUE, A DISTANCE OF 10.81 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.42 FEET TO THE EXTERIOR FACE OF A 35 STORY CONCRETE BUILDING, COMMONLY KNOWN AS 1111 SOUTH WABASH AVENUE IN CHICAGO;  
 THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.90 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING FOR A POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;  
 THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.90 FEET TO A CORNER OF THE WALL;  
 THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.24 FEET TO A CORNER OF THE WALL;  
 THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.56 FEET TO A CORNER OF THE WALL;  
 THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 9.10 FEET TO A CORNER OF THE WALL;  
 THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.58 FEET TO A CORNER OF THE WALL;  
 THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.61 FEET TO A CORNER OF THE WALL;  
 THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.92 FEET TO A CORNER OF THE WALL;  
 THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 3.00 FEET TO A CORNER OF THE WALL;  
 THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 0.92 FEET TO A CORNER OF THE WALL;  
 THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE

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## LEGAL DESCRIPTION

(continued)

INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.74 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE  
INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.54 FEET TO A CORNER OF THE WALL;  
THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE  
INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.85 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE  
INTERIOR FACE OF SAID WALL, A DISTANCE OF 19.48 FEET TO A CORNER OF THE WALL;  
THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE  
INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.50 FEET TO A CORNER OF THE WALL;  
THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE  
INTERIOR FACE OF SAID WALL, A DISTANCE OF 22.33 FEET TO A CORNER OF THE WALL;  
THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE  
INTERIOR FACE OF SAID WALL, A DISTANCE OF 21.83 FEET TO A CORNER OF THE WALL;  
THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE  
INTERIOR FACE OF SAID WALL, A DISTANCE OF 57.59 FEET TO THE POINT OF BEGINNING, IN  
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office