

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Corporation to Corporation)



Doc# 1922445060 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/12/2019 12:16 PM PG: 1 OF 5

THIS AGREEMENT, made and entered into this 6th day of August, 2019, by and between **WNJ INVESTMENTS, LLC, an Illinois Limited Liability Company**, party of the first part, **MADISON WEST RENTAL, LLC, a Delaware Limited Liability Company authorized to transact business in Illinois**, party of the second part.

WITNESSETH that for an in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged the said party of the first part has bargained and sold and does hereby grant, bargain, sell, convey and confirm unto **MADISON WEST RENTAL, LLC, a Delaware Limited Liability Company authorized to transact business in Illinois**, the said party of the second part, the following described real estate, which is legally described as follows:

LEGAL DESCRIPTION: SEE EXHIBIT A

SAID CONVEYANCE is made subject of all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

AND THE SAID party of the first part does hereby covenant with the said party of the second part that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charges, except as herein recited, and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it will warrant and defend.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary, this 6th day of August, 2019.

WNJ INVESTMENTS, LLC  
an Illinois Limited Liability Company

BY: Wafiq Ayash  
WAFIEK AIYASH, as Manager

REAL ESTATE TRANSFER TAX 12-Aug-2019



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

16-23-315-063-0000 | 20190801656285 | 0-339-704-928

REAL ESTATE TRANSFER TAX 12-Aug-2019



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

16-23-315-063-0000 | 20190801656285 | 0-209-321-056

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

S X  
P 5  
S 1  
M ✓  
SC X  
E ✓  
INT R

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STATE OF Illinois )  
 )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that WAFEEK AIYASH, personally known to me to be the Manager of the WNJ INVESTMENTS, LLC 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 pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Witness my hand and official seal this 30 day of July, 2019.

Julie Reardon  
Notary Public



EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 31-45,  
PROPERTY TAX CODE.

DATE: 7/30/19  
Julie Reardon  
Signature of Buyer, Seller or Representative.

**PREPARED BY**  
Joseph M. Talarico  
15000 S. Cicero Ave.,  
Oak Forest, IL 60452

**MAIL TO:**  
Talarico Law Group  
Joseph M. Talarico  
15000 S. Cicero Avenue  
Oak Forest, Illinois 60452

**SEND SUBSEQUENT TAX BILLS:**  
Madison West Rental, LLC  
PO Box 4047  
Naperville, Illinois 60567

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## EXHIBIT A LEGAL DESCRIPTIONS

**PARCEL 1:** LOT 49, EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT, 36.18 FEET WEST OF THE NORTHEAST CORNER THEREOF, THENCE SOUTH 0.12 OF A FOOT; THENCE WEST 6.67 FEET; THENCE NORTH 0.12 OF A FOOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6.96 FEET TO THE PLACE OF BEGINNING IN J. T. MATTHEWS' SUBDIVISION OF LOTS 1 AND 20 IN J. H. KEDZIE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1858 Central Park, Chicago, IL 60623  
PIN: 16-23-315-063-0000

**PARCEL 2:** LOT 32 IN EDSON KEITH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3318 West Congress Parkway, Chicago, IL 60624  
PIN: 16-14-227-040-0000

**PARCEL 3:** LOT 6 IN HENRY E. VANCE'S SUBDIVISION OF LOTS 25 TO 48, BOTH INCLUSIVE, IN BLOCK 16 IN E. A. CUMMINGS AND CO'S CENTRAL PARK AVENUE, ADDITION A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 40 RODS THEREOF AND NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

Common Address: 3540 West Polk Street, Chicago, IL 60624  
PIN: 16-14-408-027-0000

**PARCEL 4:** LOT 34 IN CUMMINGS GARFIELD BOULEVARD ADDITION, A SUBDIVISION OF LOT 2 IN BLOCK 3 AND LOT 2 IN BLOCK 4 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 SECTION 14, TOWNSHIP, 29 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3835 West Polk Street, Chicago, IL 60624  
PIN: 16-14-314-010-0000

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**PARCEL 5:** THE WEST 19 FEET OF LOT 35 AND THE EAST 6 FEET OF LOT 34 IN BLOCK 12 IN LAMBERT TREE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14. TOWNSHIP 39 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY. ILLINOIS.

Common Address: 3840 West Van Buren Street, Chicago, IL 60624  
PIN: 16-14-111-019-0000

**COOK COUNTY  
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

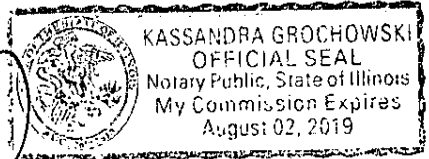
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7/30, 2019 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Agent  
this 30 day of July,  
2019.

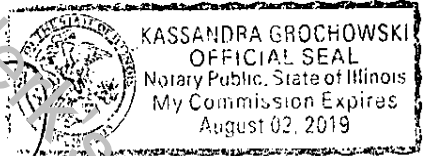


NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 7/30, 2019 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Agent  
This 30 day of July,  
2019.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)