

THIS INSTRUMENT WAS
PREPARED BY:

Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
175 N. Archer Avenue
Mundelein, Illinois 60060

Doc#. 2111207470 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2021 12:57 PM Pg: 1 of 5

Dec ID 20210401695898
ST/CO Stamp 1-983-483-408 ST Tax \$274.00 CO Tax \$137.00
City Stamp 0-230-575-632 City Tax: \$2,877.00

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE
FILE # 2999654

ABOVE SPACE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 13th day of April, 2021, by **Aaliya K. Bokhari, divorced and not since remarried, and Abre K. Bokhari, a married person, as joint tenants**, as "Grantor(s)", having an address of 3722 N Wilton Ave, Chicago, IL 60613, to **BARRY QUAD LLC, a Delaware limited liability company**, as "Grantee", having an address of 720 W. Randolph St., Unit 903, Chicago, Illinois 60661.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of CHICAGO, County of COOK, State of ILLINOIS legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common Street Address: **847 W. Barry Ave., 847-1B, Chicago, IL 60657**
Parcel Identification Number (PIN): **14-29-212-022-1041**

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances.

SUBJECT TO: Those matters identified on Exhibit B attached hereto ("Permitted Exceptions").

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the Real Estate against all persons lawfully claiming by, through or under the Grantor(s).

This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed on this 22 day of March, 2021.

Grantor:

Aaliya K. Bokhari

Aaliya K. Bokhari

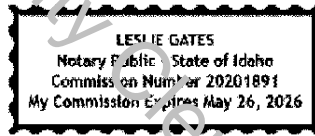
STATE OF Idaho)
) SS.
COUNTY OF Canyon)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Aaliya K. Bokhari**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22 day of March, 2021.

Leslie Gates

NOTARY PUBLIC
My commission expires: 05/26/2026



"This notarial act involved the use of communication technology."

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed on this 31 day of March, 2021.

Grantor:

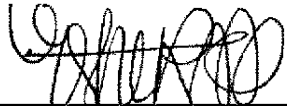
Abre Bokhari

Abre K. Bokhari

STATE OF Ohio)
) SS.
COUNTY OF Fairfield)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Abre K. Bokhari**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31 day of March, 2021.



NOTARY PUBLIC
My commission expires: 10/16/2022



ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2022

Completed via Remote Online Notarization-2way Audio/Video technology

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 847-1B IN THE BARRY QUADRANGLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE WEST 116 FEET OF THE NORTH HALF OF LOT 8 AND THE EAST 32 FEET OF THE NORTH HALF OF LOT 11 IN BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THE EAST 16 FEET OF THE NORTH HALF OF LOT 8 AND THE NORTH HALF OF LOT 7 AND THE WEST 33 FEET OF THE VACATED STREET EAST OF AND ADJOINING THE NORTH HALF OF LOT 7 (VACATED BY ORDINANCE PASSED DECEMBER 7, 1868) ALL IN BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3: LOT 8 IN BLOCK 3 IN GEHRKE AND BRAUCHMANN'S SUBDIVISION OF OUTLOT OR BLOCK 1 (EXCEPT 4.28/100 ACRES IN THE NORTH PART OF SAID BLOCK 1 LYING WEST OF GREEN BAY ROAD NOW CLARK STREET) IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

PARCEL 4: LOTS 9 AND 10 AND THE EAST 25 FEET OF LOT 11 IN BLOCK 3 IN GEHRKE AND BRAUCHMANN'S SUBDIVISION OF BLOCK 1 (EXCEPT NORTH 4.28 ACRES OF THAT PART LYING WEST OF GREEN BAY ROAD) IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25381894, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:

847 W. BARRY AVE., 847-1B, CHICAGO, IL 60657

MAIL AFTER RECORDING TO:

CLARK HILL PLC
ATTN: CHAD M. POZNANSKY, ESQ.

130 E. RANDOLPH STREET,
SUITE 3900
CHICAGO, ILLINOIS 60601

MAIL TAX BILLS TO:

BARRY QUAD LLC
ATTN: ROBERT SEKULA

720 W. RANDOLPH ST.,
UNIT 903
CHICAGO, ILLINOIS 60661

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes and assessments that are not yet due and payable.
2. Rights of existing tenants, set forth in the certified rent roll, dated April 13, 2021, as tenants only, in possession under unrecorded lease agreements without any rights or options to purchase, first offer or first refusal.
3. Rights of the Municipality, the State of Illinois, the Public, and the owners of adjoining land in and to that portion of the land falling within the vacated street.
4. Rights of public or quasi-public utilities, if any, in said vacated street for the maintenance therein of poles, conduits, sewers, etc.
5. Matters disclosed by that certain ALTA/NSPS Land Title Survey, dated February 11, 2020, last revised March 19, 2021, and designated Order No. 200127(Y), prepared by John M. Misturak with Certified Survey, Inc., an Illinois Professional Land Surveyor, No. 3408, as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by overhead wires, drains, handholes and vents (Affects Parcel 1 and 2).
6. Encroachment of the concrete wall, located mainly on the subject land, over and into the public right of way along the Northerly line of the land, as disclosed by that certain ALTA/NSPS Land Title Survey, dated February 11, 2020, last revised March 19, 2021, and designated Order No. 200127(Y), prepared by John M. Misturak with Certified Survey, Inc., an Illinois Professional Land Surveyor, No. 3408 (Affects Parcel 2)
7. Matters disclosed by that certain ALTA/NSPS Land Title Survey, dated February 11, 2020, last revised March 19, 2021, and designated Order No. 200128(Y), prepared by John M. Misturak with Certified Survey, Inc., an Illinois Professional Land Surveyor, No. 3408, as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by handholes (Affects Parcels 3 and 4).
8. Encroachment of the concrete curb, located mainly on the subject land, over and into the public right of way along the Southerly line of the land, as disclosed by that certain ALTA/NSPS Land Title Survey, dated February 11, 2020, last revised March 19, 2021, and designated Order No. 200128(Y), prepared by John M. Misturak with Certified Survey, Inc., an Illinois Professional Land Surveyor, No. 3408 (Affects Parcel 3)
9. Encroachment of the concrete brick pavers, located mainly on the subject land, over and into the public right of way along the Southerly line of the land, as disclosed by that certain ALTA/NSPS Land Title Survey, dated February 11, 2020, last revised March 19, 2021, and designated Order No. 200128(Y), prepared by John M. Misturak with Certified Survey, Inc., an Illinois Professional Land Surveyor, No. 3408 (Affects Parcel 3)