

# UNOFFICIAL COPY

Doc#: 2113234056 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/12/2021 10:12 AM Pg: 1 of 6

Dec ID 20210401608322  
ST/CO Stamp 0-036-912-656 ST Tax \$3,500.00 CO Tax \$1,750.00  
City Stamp 1-021-099-536 City Tax: \$36,750.00

## SPECIAL WARRANTY DEED

012007977  
~~PROPERTY NATIONAL TITLE~~  
1804

THIS INSTRUMENT, made this 26th day of April, 2021, between Aslam Fayooof and Mujeeb Rawoof, Grantors, and NLD Chicago LLC, a Texas limited liability company, Grantee.

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten (\$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, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows (the "Property"), to wit:

See the legal description attached hereto as Exhibit A.

Commonly known as: 36 W 95<sup>th</sup> St., Chicago, Illinois, 60628  
PINs: 25-04-414-015-0000, 25-04-414-016-0000, 25-04-414-017-0000,  
25-04-414-018-0000, and 25-04-414-042-0000

Together with all and singular the hereditaments and appurtenances hereunto belonging, or in any way appertaining, and remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors either in law or equity, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the Grantee, forever.

And the Grantors, for themselves, and their successors, do covenant, promise and agree to and with Grantee, and its successors, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that they WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under them, subject only to:

SEE ATTACHED EXHIBIT B - PERMITTED EXCEPTIONS

REAL ESTATE TRANSFER TAX	28-Apr-2021
COUNTY:	1,750.00
ILLINOIS:	3,500.00
TOTAL:	5,250.00

25-04-414-018-0000 | 20210401608322 | 0-036-912-656

REAL ESTATE TRANSFER TAX	28-Apr-2021
CHICAGO:	26,250.00
CTA:	10,500.00
TOTAL:	36,750.00 *

25-04-414-018-0000 | 20210401608322 | 1-021-099-536  
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents the day and year first above written.

\_\_\_\_\_  
Aslam Rawoof

State of \_\_\_\_\_, County of \_\_\_\_\_ ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aslam Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL SEAL  
HERE

Given under my hand and official seal, this \_\_\_th day of April, 2021.

Commission expires \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Mujeeb Rawoof  
Mujeeb Rawoof

State of Florida, County of Orange ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mujeeb Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL SEAL  
HERE

Given under my hand and official seal, this \_\_\_th day of April, 2021.

Commission expires 08/23/2023

\_\_\_\_\_  
NOTARY PUBLIC

This instrument

Prepared by: Timothy R. Rabel  
Querrey & Harrow, Ltd.  
120 North LaSalle Street, Suite 2600  
Chicago, IL 60602-2465

MAIL TAX BILLS TO & GRANTEE'S  
ADDRESS &

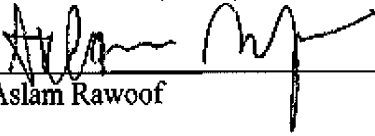
After recording,  
Mail to : Net Lease Development, LLC  
1000 Forest Park Ave., Suite 401  
Fort Worth, TX 76110  
Attn: Rick Ledesma, Esq.



Marshall Hasz  
Notary Public  
State of Florida  
My Commission Expires 08/23/2023  
Commission No. GG 367436

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents the day and year first above written.

  
Aslam Rawoof

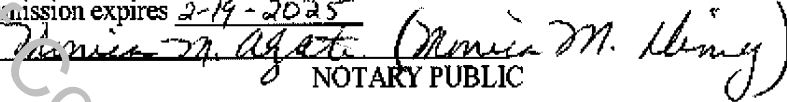
State of New York, County of New York ss.

**MONICA M ALZATE**  
Notary Public, State of New York  
No. 01AL6276523  
Qualified in Queens County  
Commission Expires 02/19/2025

IMPRESS  
NOTARIAL SEAL  
HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aslam Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 23th day of April, 2021.

Commission expires 2-19-2025  
  
NOTARY PUBLIC

\_\_\_\_\_  
Mujeeb Rawoof

State of \_\_\_\_\_, County of \_\_\_\_\_ ss.

IMPRESS  
NOTARIAL SEAL  
HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mujeeb Rawoof personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument and as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_th day of April, 2021.

Commission expires \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

This instrument

Prepared by: Timothy R. Rabel  
Querrey & Harrow, Ltd.  
120 North LaSalle Street, Suite 2600  
Chicago, IL 60602-2465

After recording,

Mail to : Net Lease Development, LLC  
1000 Forest Park Ave., Suite 401  
Fort Worth, TX 76110  
Attn: Rick Ledesma, Esq.

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 9 IN FREDERICK H. BARTLETT'S WENTWORTH AVENUE 95TH STREET SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PORTION OF SAID LOTS LYING SOUTH OF A LINE 54 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B PERMITTED EXCEPTIONS

1. Taxes for the year(s) 2020 and 2021, 2021 taxes are not yet due or payable.
2. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to cost of building to be erected on the Land contained in the deed recorded July 15, 1914 as Document No. 5464470, which does not contain a reversionary or forfeiture clause.

(Affects Lot 13)

3. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to cost of building to be erected on the Land contained in the deed recorded February 16, 1921 as document No. 7061748 and also contained in the deed recorded October 16, 1914 as document 5513447, which does not contain a reversionary or forfeiture clause.

(Affects Lot 14)

4. A Ground Lease as created by that certain lease dated September 29, 2000, executed by Mohammed Rawoof and Rahedmunisa Rawoof, as lessor, and McDonald's Corporation as lessee, as referenced in the document entitled Memorandum of Lease dated March 1, 2001 and recorded August 21, 2002 at 0020918708, for the term, upon and subject to all the provisions contained in said document, and in said lease.

Supplement to Lease dated May 6, 2003 is a Supplement to a Lease dated September 29, 2000 between Mohammed Rawoof and Rahedmunisa Rawoof, landlord, and McDonald's Corporation, as tenant recorded July 23, 2003 as Document Number 0320410037.

5. Environmental Land Use Control dated October 10, 2002, executed by Mohammed Rawoof, owner, and BP Products North America Inc., f/k/a Amoco Oil Company, a Maryland Corporation (BP) as lessee, in the document entitled Environmental Land Use Control which was recorded October 3, 2003 as Document Number 0030330748 subject to all the provisions contained in said document.

(Affects Lots 13 & 14)

6. Rights of the public and quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers and other facilities, as disclosed by a survey dated 3/30/2021 prepared by Merit Corp Group LLC and known as Project no. M21053.

# UNOFFICIAL COPY

7. Perpetual easement for the purposes of a public highway in favor of the Department of Transportation, of the State of Illinois, as set forth in the Order Vesting title entered January 7, 1999 in Condemnation Case Number 98L50655, a copy of which was recorded March 16, 1999 as Document Number 99252422, and also set forth in the final Judgment Order and Order of Satisfaction of Judgment entered October 25, 1999 in said Case No. 98L50655, a copy of which was recorded October 26, 1999 as Document Number 09007675, over the following described land:

THAT PART OF LOTS 5 AND 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 21 FEET OF SAID LOTS 5 AND 6 WITH THE EAST LINE OF SAID LOT 5; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 45 SECONDS WEST, ALONG SAID NORTH LINE OF THE SOUTH 21 FEET OF LOTS 5 AND 6, A DISTANCE OF 9.40 METERS (30.84 FEET); THENCE NORTH 41 DEGREES 14 MINUTES 50 SECONDS EAST 14.258 METERS (46.78 FEET) TO SAID EAST LINE OF LOT 5; THENCE SOUTH 0 DEGREES 00 MINUTES 13 SECONDS WEST ALONG SAID EAST LINE OF LOT 5, A DISTANCE OF 10.720 METERS (35.17 FEET) TO THE POINT OF BEGINNING.

Office of Cook County Clerk's Office