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PT19.55498

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Doc#: 2113807526 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2021 11:34 AM Pg: 1 of 4

**This Instrument was prepared by
and after recording, please mail to:**
Howard S. Golden, Esq.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois, 60601

Dec ID 20210301679250
ST/CO Stamp 1-770-492-432 ST Tax \$1,235.00 CO Tax \$617.50
City Stamp 0-072-571-408 City Tax: \$12,967.50

Mail Subsequent Tax Bills to:

WAB 2009, LLC
6703 N Cicero Avenue
Lincolnwood IL 60712

Space Above for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1 day of April, 2021, by **IRA HOCHBERG**, as Trustee of **THE IRA HOCHBERG SELF DECLARATION OF TRUST DATED JANUARY 5, 2000**, as to a 25% interest, and **KASIA HOCHBERG**, as Trustee of **THE KASIA HOCHBERG SELF DECLARATION OF TRUST DATED JANUARY 5, 2000**, as to a 25% interest, the GRANTORS, of 6603 Minnehaha, Lincolnwood, IL 60712, to **AQUEEL AHMED**, the GRANTEE, having an address at 1630 N Kingsbury, Chicago, IL, 60614. For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the GRANTEE, the receipt of which is acknowledged, the GRANTORS hereby GRANT, BARGAIN, SELL AND CONVEY to the GRANTEE and to its successors and assigns, FOREVER, all of the following described land and the improvements thereon (the "Real Estate") situated in the County of Cook, State of Illinois, legally described and known as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Property Address: 2007-2009 SOUTH WABASH AVENUE, CHICAGO, ILLINOIS 60616

PIN(S): 17-22-312-002-0000, 17-22-312-023-0000

*THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTORS.

Together with all and singular the hereditaments and appurtenances thereto; TO HAVE AND TO HOLD the said Real Estate, with the appurtenances thereto, forever, *subject to* the matters set forth on EXHIBIT B.

The GRANTOR for itself and its successors and assigns, hereby covenants with the GRANTEE, its successors and assigns, that the GRANTORS is the true and lawful owner of the

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Real Estate and is well seized of the same in fee simple, and that GRANTORS has good right and full power to grant, bargain, sell and convey the same in the manner aforesaid; and further, that the GRANTORS will warrant and defend the same against the lawful claims and demands of all persons claiming through or under the GRANTORS but none other.

IN WITNESS WHEREOF, the Grantor, aforesaid, hereby executes and delivers this **Special Warranty Deed** effective as of April 1, 2021 as their free and voluntary act, for the purposes set forth herein.

THE IRA HOCHBERG SELF DECLARATION OF TRUST DATED JANUARY 5, 2000

By: Ira Hochberg
Ira Hochberg, as Trustee

THE KASIA HOCHBERG SELF DECLARATION OF TRUST DATED JANUARY 5, 2000

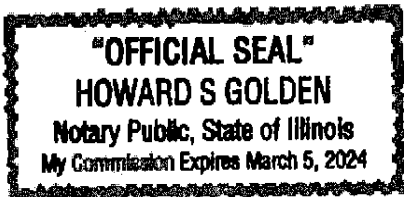
By: Kasia Hochberg
Kasia Hochberg, as Trustee

Acknowledgement

STATE of ILL)
) SS
COUNTY of COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that Ira Hochberg and Kasia Hochberg, not personally but as trustees, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act in the capacity aforesaid, for the uses and purposes therein set forth.

Dated: this 1st day of April, 2021 [Signature]



NOTARY PUBLIC
EXHIBIT A

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LEGAL DESCRIPTION

THE SOUTH 30 FEET OF LOT 7 AND ALL OF LOT 10 IN BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2007-2009 SOUTH WABASH AVENUE, CHICAGO, ILLINOIS 60616

PIN(S): 17-22-312-002-0000, 17-22-312-023-0000

Property of Cook County Clerk's Office

EXHIBIT B

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PERMITTED EXCEPTIONS

- 1) General real estate taxes for 2020 and subsequent years;
- 2) Building lines and building and liquor restrictions of record
- 3) Zoning and building laws and ordinances;
- 4) Public and utility easements; and
- 5) Covenants and restrictions of record