



Doc# 2206933045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2022 02:15 PM PG: 1 OF 2

**SPECIAL WARRANTY DEED**

THE GRANTOR, **TE GARFIELD LLC.** an Illinois Limited Liability Company with offices located at 24W080 75<sup>th</sup> St., Naperville IL 60565, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT to GRANTEE **2320 W GARFIELD BLVD LLC.**, an Illinois Limited Liability Company, with offices at 57 Taaffe Pl., Brooklyn, NY 11205, the following described real estate situated in the Cook County, State of Illinois, to wit:

**Lots 11, 12 and 13 and the West 16 feet of Lot 14 in Block 2 in Edward's Boulevard Addition to Chicago a subdivision of part of Lots 27, 30 and 31 in Iglehart's subdivision of the Southwest 1/4 of Section 7, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

Tax ID # **20-07-320-051-0000**

Commonly known as **2320 W Garfield Blvd., Chicago, Illinois 60609**

SUBJECT TO: covenants, conditions and restrictions of record; building lines, private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes and assessments, if any; unconfirmed special tax or assessment, if any; and General real estate taxes for the year 2021 and subsequent years.

GRANTOR does hereby covenant with the GRANTEE that it is lawfully seized in fee simple of the aforescribed real estate; that it has right to sell and convey the same and that it will forever defend against lawful claims of all persons and entities claiming against the aforescribed real estate arising by, through or under the acts of Grantor but no further or otherwise.

DATED this 19<sup>th</sup> day of February, 2022.

**TE GARFIELD LLC.**

**MUSTAFA A. SHERWANI, MANAGER**

**REAL ESTATE TRANSFER TAX** 10-Mar-2022



<b>CHICAGO:</b>	8,550.00
<b>CTA:</b>	3,420.00
<b>TOTAL:</b>	11,970.00

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

**REAL ESTATE TRANSFER TAX**

10-Mar-2022



<b>COUNTY:</b>	570.00
<b>ILLINOIS:</b>	1,140.00
<b>TOTAL:</b>	1,710.00

20-07-320-051-0000

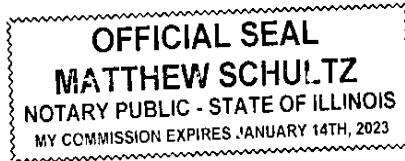
| 20220301648061 | 1-030-002-064

# UNOFFICIAL COPY

In State of Illinois, County of DuPage, I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that MUSTAFA A. SHERWANI, being personally known to me to be the same person who has subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that pursuant to the authority vested in him by the Company resolutions and the Illinois Limited Liability Company Act, as amended, he signed, sealed and delivered the said instrument as free and voluntary act of TE GARFIELD LLC. for the uses and purposes herein set forth, not individually or personally but solely as Manager of TE GARFIELD, LLC.

Given under my hand and official seal, this 19<sup>th</sup> day of February, 2022

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



*This instrument prepared by:*  
*Dean Lakhani, Attorney 1930 Main Street, Downers grove, Illinois 60515*

**Mail recorded instrument to:**

**Mail tax bill to:**