



This document prepared by:
Adler and Herbach
7101 N. Cicero Ave Suite 200
Lincolnwood, IL 60712

Doc# 2225113170 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2022 01:29 PM PG: 1 OF 5

After recording return to:

Shubh Shree, LLC
3740 W Columbia Ave
Lincolnwood, IL 60712

Above This Line Reserved For Official Use Only

- 14-21-101-054-1562
- 14-21-101-054-1563
- 14-21-101-054-2109
- 14-21-101-054-2110
- 14-21-101-054-2111
- 14-21-101-054-2112
- 14-21-101-054-2113
- 14-21-101-054-2114

(Parcel Identification Number(s))

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTOR(S) H.A.Y. Gabi, LLC, an Illinois limited liability company, hereinafter "Grantor," for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Shubh Shree, LLC, an Illinois limited liability company, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 655 West Irving Park Road, Chicago, Illinois 60613 Units B-081, B-082, V-309, V-310, V-311, V-312, V-313, V-314

SUBJECT to all easements, rights-of-way, protective covenants of record, if any

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, except as otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 11th day of August, 2022.

H.A.Y. Gabi, LLC, by Avinoam Gabi, as Manager

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INT IP

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LEGAL DESCRIPTION EXHIBIT A

The following described land situated in the County of Cook in the State of Illinois:

Units B-81, B-82, V-309, V-310, V-311, V-312, V-313 and V-314 together with its undivided percentage interest in the common elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as Document No. 0011020878, as amended from time to time, in the Northwest 1/4 of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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REAL ESTATE TRANSFER TAX

16-Aug-2022



COUNTY:	59.00
ILLINOIS:	118.00
TOTAL:	177.00

14-21-101-054-1562

20220801602177

0-069-513-808

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REAL ESTATE TRANSFER TAX 16-Aug-2022



CHICAGO:	885.00
CTA:	354.00
TOTAL:	1,239.00 *

14-21-101-054-1562 | 20220801602177 | 0-510-931-536

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