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

After recording return to:

Shubh Shree, LLC 3740 W Columbia Ave 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

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))

#### WARRANTY DEED

THE GRANTOR(S) H.A.Y. Gabi, LLC, an Illi nois 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 acl nowledged, 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 CSU ity of Cook, State of Illinois, to-wit:

#### SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 655 West Irving Park Road, Chicago, Illneis 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 Arramor(s) hand(s) this the \_\_\_\_\_\_ day of August, 2022.

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

SA P 5 SC \_\_\_\_\_

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STATE OF ILLINOIS	
COUNTY OF COOK	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Avinoam Gabi, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this <u>المومول</u>, 2022.



Notary Public (SEAL)

Grantor(s) Name, Address:

H.A.Y. Gabi, LLC 655 W. Irving Park Road, #5601 Chicago, IL 60613 Grantee(s) Name, Address:

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

SEND TAX STATEMENTS TO GRANTEE

C/6/4's

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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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.AX 16-Au<sub>9</sub>
COUNTY: 59.
ILLINOIS: 118.0
TOTAL: 177.00

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CHICAGO: 88b

OTA: 354.0c

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

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CTA:
CTAL: