

# UNOFFICIAL COPY

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1 of 1

This Instrument Prepared by:  
Waldemar Wyszynski, Esq.  
Wyszynski & Webb PC  
2860 S. River Rd., Ste. 220  
Des Plaines, IL 60018

**After recording return to:**

Mr. Joseph Haffner  
25 E. Washington St., Ste. 700  
Chicago, IL 60602

**Mail tax bills to:**

MEKKA, LLC  
450 Chestnut Dr.  
Washington, IL 60090

Doc#: 2301133069 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/11/2023 10:55 AM Pg: 1 of 3

Dec ID 20230101628444  
ST/CO Stamp 2-103-186-256 ST Tax \$1,725.00 CO Tax \$862.50

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Indenture is made as of December 30<sup>th</sup>, 2022, between PWHZ, INC., an Illinois corporation ("Grantor"), whose address is 800 W Greenleaf, Elk Grove Village, IL 60007, and MEKKA, LLC., an Illinois limited liability company ("Grantee"), whose address is 25 E. Washington St., Ste. 700, Chicago, IL 60602;

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois: **SEE EXHIBIT A ATTACHED HERETO**

**TOGETHER WITH**, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject to: general real estate taxes not yet due and payable at the time of Closing, building lines and building restrictions of record; zoning and building laws and ordinances, public and utility easements, covenants and restrictions of record (the "Permitted Exceptions");

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever. And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

[SIGNATURE PAGE FOLLOWS]



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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS 45, 46 AND 47 IN PALWAUKEE BUSINESS CENTER UNIT NUMBER 2, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-11-407-009-0000  
03-11-407-010-0000  
03-11-407-011-0000

Address: 450 Chaddick, Wheeling, IL 60090

  
Real Estate Transfer Approved  
Date: 12/30/20  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

Property of Cook County Clerk's Office