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Doc#: 2314433230 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2023 01:02 PM Pg: 1 of 5

WARRANTY DEED

This instrument was prepared by:

Nazar Kashuba, Esq.
HT Law LLC
2516 Waukegan Rd, #352
Glenview, Illinois 60025
Tel: (312) 957-8991

Dec ID 20230301686649
ST/CO Stamp 1-719-665-872 ST Tax \$315.00 CO Tax \$157.50
City Stamp 1-088-616-656 City Tax: \$3,307.50

THE GRANTOR(S) **AZB PROPERTY MANAGEMENT LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledge, does hereby sell, assign, transfer and set over to THE GRANTEE(S) **ELITE REDBRICK INVESTMENTS, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number(s): 16-08-414-034-0000

Address of Real Estate: 128 N Menard Ave, Chicago, IL 60644.

SUBJECT TO: the general real estate taxes for the year of 2023 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

DATED this 30th day of March 2023.

AZB PROPERTY MANAGEMENT LLC
a limited liability company

By: _____

Zargham Buhkari, Its Manager

STATE OF ILLINOIS)

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) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY **Zargham Bukhari**, personally known to me to be the Member of **AZB PROPERTY MANAGEMENT LLC, an Illinois limited liability company** ("Company") and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the manager of the Company, he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of March 2023.

Notary Public

SEE NEXT PAGE

AFTER RECORDING, MAIL TO:

Bushra Ahmed
5344 Lee St
Skokie, IL 60077

SEND SUBSEQUENT TAX BILLS TO:

Bushra Ahmed
5344 Lee St
Skokie, IL 60077

EXHIBIT "A"

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INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Illinois
County of Mt. Perry } ss.

On this the 28th day of March, 2023, before me,
Day Month Year

Aaron Menchaca, the undersigned Notary Public,
Name of Notary Public

personally appeared Zargham M Bukhari
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



[Signature]
Signature of Notary Public

Aaron Menchaca
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: 3/28/23 Number of Pages: 2
Signer(s) Other Than Named Above: Zargham M. Bukhari

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LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 2 LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 FROM A POINT ON SAID LINE 94.71 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2 IN PRAIRIE AVENUE ADDITION TO AUSTIN IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 16.67 FEET AS MEASURED ON THE EAST AND WEST LINES DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 FROM A POINT ON SAID SOUTH LINE 206.38 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2, IN PRAIRIE AVENUE ADDITION TO AUSTIN IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 'I' THEREOF ATTACHED DATED JANUARY 16, 1963 AND RECORDED JANUARY 22, 1963 AS DOCUMENT NUMBER 18702544, MADE BY PIONEER TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 9, 1962 KNOWN AS TRUST NUMBER 13686, AND AS CREATED BY THE MORTGAGE FROM PIONEER TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 9, 1962 KNOWN AS TRUST NUMBER 13636 TO EVANSTON FEDERAL SAVINGS AND LOAN ASSOCIATION DATED JANUARY 24, 1963 AND RECORDED JANUARY 31, 1963 AS DOCUMENT NUMBER 18710015, IN COOK COUNTY, ILLINOIS

FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS:

THE NORTH 5.0 FEET OF THAT PART OF LOT 2 LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 FROM A POINT ON SAID SOUTH LINE, 206.38 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 2 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN PRAIRIE AVENUE ADDITION TO AUSTIN AFORESAID

ALSO

THE SOUTH 2.0 FEET OF THAT PART OF SAID LOT 2 LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 FROM A POINT ON SAID SOUTH LINE 206.38 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 2 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN PRAIRIE AVENUE ADDITION TO AUSTIN AFORESAID

ALSO

THE NORTH 5.0 FEET OF THAT PART OF SAID LOT 1 LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 1 FROM A POINT ON SAID SOUTH LINE, 206.38 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 1 IN PRAIRIE AVENUE ADDITION THE AUSTIN AFORESAID

ALSO

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EASEMENT FOR INGRESS AND EGRESS AND PARKING OVER AND ACROSS:

THAT PART OF SAID LOT 2 LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 FROM A POINT ON SAID SOUTH LINE, 206.38 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 2 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) IN PRAIRIE AVENUE ADDITION TO AUSTIN AFORESAID, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office