

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS
PREPARED BY:

KOVITZ SHIFRIN NESBIT
175 N. Archer Avenue
Mundelein, Illinois 60060

Doc# 2326922031 Fee \$55.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/26/2023 01:09 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 12 day of September, 2023 by Faiz Ali, a/k/a Faiz M. Ali, a married person ("Grantor") having an address of 4180 N. Marine Dr, #1305, Chicago, IL 60613 to 4180 HOLDINGS LLC, an Illinois limited liability company ("Grantee"), having an address of 1931 W Montrose, Chicago, IL 60613.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: 4180 N. Marine Drive, Unit 505, 705, 801, 1203, 1304, and Parking Unit F-31, Chicago, IL 60613
Parcel Identification Number (PIN): 14-16-303-040-1050, 14-16-303-040-1074, 14-16-303-040-1082, 14-16-303-040-1132, 14-16-303-040-1145, and 14-16-303-040-1220

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it 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 the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2022 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

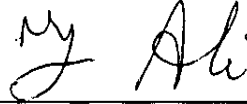
FIRST AMERICAN TITLE This is not homestead property.
FILE # A71018371

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Grantor:

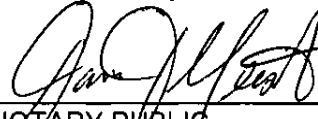


Faiz Ali, a/k/a Faiz M. Ali



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Faiz Ali, a/k/a Faiz M. Ali**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12 day of September, 2023.


NOTARY PUBLIC
My commission expires: _____



REAL ESTATE TRANSFER TAX		25-Sep-2023
	COUNTY:	431.00
	ILLINOIS:	862.00
	TOTAL:	1,293.00
14-16-303-040-1050		20230901632324 0-970-316-116

REAL ESTATE TRANSFER TAX		25-Sep-2023
	CHICAGO:	6,465.00
	CTA:	2,586.00
	TOTAL:	9,051.00 *
14-16-303-040-1050		20230901632324 1-342-260-176
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 505, 705, 801, 1203, 1304, AND PARKING UNIT P-31, IN THE POLO TOWER CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 25 FEET OF LOT 3, ALL OF LOTS 4, 5 AND 6, AND LOT "A" (EXCEPT THE WEST 125 FEET), IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13, AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF), TOGETHER WITH ACCRETIONS THERETO, IN SIMMONS AND GORDON'S ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 8, 2001, AS DOCUMENT NO. 0011054423, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY:

PIN: 14-16-303-040-1050, 14-16-303-040-1074, 14-16-303-040-1082, 14-16-303-040-1132, 14-16-303-040-1145, AND 14-16-303-040-1220

ADDRESS OF REAL ESTATE: 4180 N. Marine Drive, Unit 505, 705, 801, 1203, 1304, and Parking Unit P-31, Chicago, IL 60613

MAIL AFTER RECORDING TO:

4180 HOLDINGS LLC, an Illinois limited liability company

1931 W Montrose
Chicago, IL 60613

MAIL TAX BILLS TO:

4180 HOLDINGS LLC, an Illinois limited liability company

1931 W Montrose
Chicago, IL 60613