UNOFFICIAL

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

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

Doc#. 2327013236 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 09/27/2023 02:44 PM Pg: 1 of 4

Dec ID 20230901632336

ST/CO Stamp 0-097-878-992 ST Tax \$268.50 CO Tax \$134.25

City Stamp 2-044-036-048 City Tax: \$2,819.25

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this // day of September 20 23 by Laith Ali and Ibtehal Witwit, husband and wife, as tenants by the entirety ("Grantor") having an address of 6744 N. Kenton Ave, Lincolnwood, IL 60712 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, Gtote of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address:

4180 N. Marine Drive, Unit 1005 and Parking Unit P-7,

Chicago, IL 60612

Parcel Identification Number (PIN): 14-16-303-040-11/10 and 14-16-303-040-1196

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 horeditaments and appurtenances;

TO HAVE AND TO HOLD the Premises as above described, with the application and the second seco 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.

This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

FIRST AMERICAN TITLE FILE # AF1018384

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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.

G	Grantor:
Ī	aith Ali
STATE OF Illinois) SS. COUNTY OF Cook)	
I, the undersigned, a notary public in and f certify that Laith Ali, personally known to me to be to in the foregoing instrument, appeared before n he/she/they signed and delivered the said instrumthe uses and purposes therein set forth.	ne this day in person and acknowledged that
Given under my hand and notarial seal this	day of September, 20_23.
NOTAR	OFFICIAL SEAL JACOB J. MEISTER Y PUBLIC - STATE OF IL INOIS minission Expires July 10 2027
	T'S OFFICE
	-0

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UNOFFICIAL COPY

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:	
	Ibtehal Witwit	
600		
STATE OF Illinois		
COUNTY OF Cook) SS.		
I, the undersigned, a notary public in an certify that Ibtehal Witwit , personally known subscribed to in the foregoing instrument, a acknowledged that he/she/they signed and defined and voluntary act for the uses and purposes the Given under my hand and notarial seal this	to me to be the same person whose appeared before me this day in persilivered the said instrument as his/her/terin set forth.	name is son and
Har TIME		
My commission expires:	OFFICIAL SEAL COB J. MEISTER PUBLIC - STATE OF (11) NOIS nission Expires July 10, 2027	
	INSIGNI EXPITES JULY 10, 2027	5
	C	

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 1005 AND PARKING UNIT P-7, 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, RANCE 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:

14-16-303-040-1110 AND 14-16-303-040-1196 PIN:

ye, L.
Cotto ADDRESS OF REAL ESTATE: 4180 N. Marine Drive, Unit 1005 and Parking Unit P-7, 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