

UNOFFICIAL COPY

Doc#: 2327013236 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2023 02:44 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS
PREPARED BY:

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

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 11 day of September, 2023 by Laila 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, State 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 60613

Parcel Identification Number (PIN): 14-16-303-040-1110 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 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.

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

UNOFFICIAL COPY

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

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