

UNOFFICIAL COPY

Mail to:
COCHRAN HOLDINGS, INC.
1125 E. HYDE PARK BLVD.
UNIT A
CHICAGO, IL 60615

Doc#. 1808049032 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2018 10:50 AM Pg: 1 of 3


Dec ID 20180201606380
ST/CO Stamp 0-777-199-136 ST Tax \$90.00 CO Tax \$45.00
City Stamp 0-240-328-224 City Tax: \$945.00

Property of Cook County

SPECIAL WARRANTY DEED



THE GRANTOR, **HIP LOANS I, LLC**, a Limited Liability Company organized under the laws of the State of DE, and duly authorized to transact business in the State of Illinois, for the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Board of Directors of said corporation does hereby **SELL** and **CONVEY** to COCHRAN HOLDINGS INC., an Illinois Corporation, the real estate situated in the County of COOK, State of Illinois, to wit;

UNIT T-6 AND P-13 IN ATRIUM LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 22, 23 AND 24 (EXCEPT THAT PART OF LOTS 22, 23 AND 24 TAKEN FOR MICHIGAN AVENUE) AND THE VACATED NORTH AND SOUTH 20 FOOT ALLEY LYING EAST OF AND ADJOINING THE NORTH 134 FEET OF LOTS 22, 23 AND 24 TAKEN AS A TRACT, ALL IN BLOCK 7 IN PRYOR AND HOPKIN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 03300332099, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	19-Mar-2018
 CHICAGO:	675.00
CTA:	270.00
TOTAL:	945.00 *

20-03-114-030-1006 | 20180201606380 | 0-240-328-224

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	19-Mar-2018
  COUNTY:	45.00
ILLINOIS:	90.00
TOTAL:	135.00

20-03-114-030-1006 | 20180201606380 | 0-777-199-136

FIDELITY NATIONAL TITLE CH17013743

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Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing; if any,.

Commonly known as 4101 S. MICHIGAN AVE., UNIT T6, CHICAGO, IL 60653

PIN 20-03-114-030-1006
20-03-114-030-1055

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances and immunities thereto belonging or in any ways appertaining unto the Grantee, its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 9th day of February, 2018.

HIP LOANS I, LLC

by 

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On Feb 4, 2018, 2018 before me, Kristen B. Donnell,

a Notary Public personally appeared Dana Haynes as

manager of HIP LOANS I, LLC who 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kristen B. Donnell



(Seal)

After Recording Mail to:

Tanya Cochran
1125 E. Hyde Park Blvd Unit A
Chicago IL 60615