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19-5141

**CORPORATE
SPECIAL WARRANTY DEED
ILLINOIS**



Doc# 1914234077 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2019 01:51 PM PG: 1 OF 4

THE GRANTOR(s), Eldanri Holdings, LLC, an Illinois Limited Liability Company, a corporation organized and existing under laws of Illinois, of the City of Rolling Meadows, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, pursuant to the authority given by the Members and Operating Managers of said Limited Liability Company, CONVEYS and WARRANTS to GRANTEE(s), Denis McHugh and Elizabeth McHugh, his wife, not as tenants in common, but as Joint Tenants with the full right of survivorship, of 2604 Arrowwood Lane, Rolling Meadows, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See page 3 for legal description attached here to and made part here of), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2018 and subsequent years; covenants, conditions and restrictions of record, zoning and use ordinances, and matters of survey, if any;

Permanent Real Estate Index Number(s): 17-06-318-044-0000.

Address of Real Estate: 934 N. Hoyne Avenue, Chicago, IL 60622.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are the sole Members and Operating Managers of Grantor and have been fully empowered and authorized by the Operating Agreement governing the corporate affairs of Eldanri Holdings, LLC, and by the proper resolutions adopted by the Members and Operating Managers of the Grantor, to execute and deliver this deed; the Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for making of such conveyance has been taken.

The Grantor warrants to the Grantee and his/her/their successors in title that it has not created or permitted to be created any lien, charge, lease or encumbrance against said property; and, the Grantor covenants that it shall defend said premises to the extent of the warranties of the warranties made herein against claims of all persons subject to the encumbrances states herein.

S Y
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INT *[Signature]*

| | | |
|---|--------------------------|-------------|
| 1 | REAL ESTATE TRANSFER TAX | 22-May-2019 |
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

17-06-318-044-0000 | 20190501679820 | 0-214-048-672

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

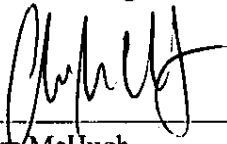
1872

| | | |
|---|-------------|------|
| REAL ESTATE TRANSFER TAX | 22-May-2019 | |
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 17-06-318-044-0000 20190501679820 1-895-542-688 | | |

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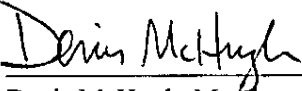
Eldanri Holdings, LLC

By:

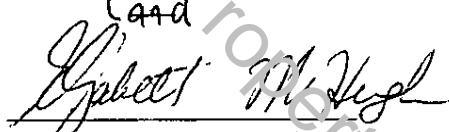


Andre McHugh

Member and Operating Manager



Denis McHugh, Member and Operating Manager, Individually and as Trustee of the Denis and Elizabeth McHugh, 2017 Trust Dated October 6, 2017.



Elizabeth McHugh, Member and Operating Manager, Individually and as Trustee of the Denis and Elizabeth McHugh 2017 Trust Dated October 6, 2017



Richard McHugh

Member and Operating Manager

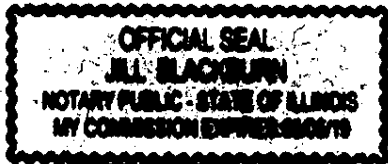
State of Illinois, County of DuPage, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andre McHugh, Denis McHugh, Elizabeth McHugh and Richard McHugh, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they executed the foregoing deed for an and on behalf of said Grantor, that he/she signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Signed and Sealed before me this 3rd day of April, 2019.

Given under my hand and official seal:



Notary Public



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LEGAL DESCRIPTION

LOTS 47 AND 48 (EXCEPT THE NORTH 10 FEET OF SAID LOT 48) IN SUBDIVISION OF THE NORTH 1/2 OF BLOCK 10 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-06-318-044-0000

FOR INFORMATION PURPOSES ONLY:
SUBJECT PROPERTY COMMONLY KNOWN AS: 934 N Hoyne Ave, Chicago, IL 60622

This conveyance is exempt under the provision of Para. E, Sec. 31-45. Real Estate Transfer Tax Law, 35 ILCS 200/31-45

Date: 4/3/17
Seller, Buyer or Representative 

Return To:
Novas Title Company, LLC
1801 S. Meyers Rd.
Suite ~~250~~ 220
Oakbrook Terrace, IL 60181

This instrument was prepared By:
Brian Mulcahy
Attorney At Law
1801 S Meyers Rd #220
Oakbrook Terrace, IL 60181

Send Tax Bills To:
Denis McHugh and
Elizabeth McHugh
2604 Arrowwood Ln
Rolling Meadows, IL 60008

Mail To:
Denis McHugh and
Elizabeth McHugh
2604 Arrowwood Ln
Rolling Meadows, IL 60008

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: _____, 20

SIGNATURE: Denis McHugh
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

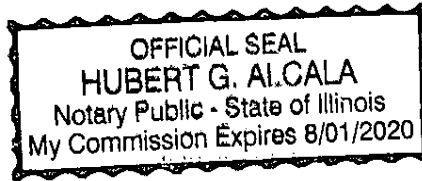
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Denis McHugh

On this date of: _____, 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: _____, 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

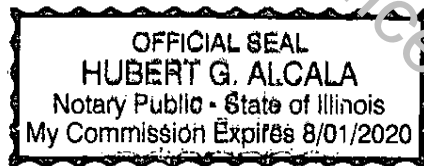
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Elizabeth McHugh

On this date of: _____, 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)