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Doc#: 1935846052 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/24/2019 09:04 AM Pg: 1 of 4

Dec ID 20191201665593
ST/CO Stamp 2-088-559-968 ST Tax \$81.50 CO Tax \$40.75

THIS INSTRUMENT WAS
PREPARED BY:

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

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE

FILE # 2A17149

ABOVE SPACE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 24th day of October, 2019, by JA SFR, LLC, as "Grantor(s)", to HERITAGE VILLAGE OWNER LLC, a Delaware limited liability company, as "Grantee".

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 Des Plaines, County of Cook, State of Illinois legal described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises");

PIN: 09 09 103-068-1860
Address of Real Estate: 9983 Linda Lane GW, Des Plaines, IL 60016

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 2019 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.

Property not located in the corporate limits of
the City of Des Plaines, Deed or Instrument
not subject to transfer tax.

S. Brown 12/10/19
City of Des Plaines

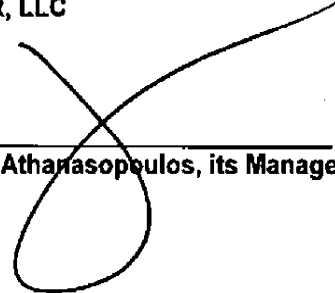
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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed dated this 24th day of October, 2019.

Grantor:

JA SFR, LLC

James Athanasopoulos, its Manager/Member

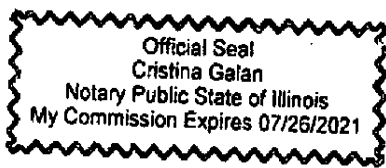


STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **James Athanasopoulos**, not as an individual but as Manager/Member of the JA SFR, LLC, 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 signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of October, 2019.

NOTARY PUBLIC
My commission expires: 7/26/2021



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 9983-GW together with its undivided percentage interest in the common elements in Heritage Pointe Condominium, as delineated and defined in the declaration recorded March 2, 2001 as document number 0010170969 and certificate of correction recorded March 20, 2001 as document number 0010220432, in the Northeast and Southeast 1/4 of Section 9, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 09-09-403-068-1860 Vol.No 086

Property Address: 9983 Linda Lane, Unit 9983-GW, Des Plaines, Illinois 60016

* AS amended from time to time

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MAIL AFTER RECORDING TO:

Craig M. Gertz, Esq.
Daspin & Aument, LLP
300 S. Wacker Dr., Suite 2200
Chicago, IL 60606

MAIL TAX BILLS TO:

Heritage Village Owner LLC, a
Delaware limited liability company
c/o CLK Properties
135 Crossways Park Drive
Woodbury, NY 11797

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