

UNOFFICIAL COPY

Doc#: 2000317091 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/03/2020 10:28 AM Pg: 1 of 3

Dec ID 20191201676712
ST/CO Stamp 1-968-301-408 ST Tax \$779.00 CO Tax \$389.50

SPECIAL WARRANTY DEED

THIS INDENTURE made this 11th day of December, 2019 between Hawthorn 45 LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Priti Shah and Chetan Shah husband and wife, as tenants by the entirety, Grantee, having an address of 9411 Harrison Street, Des Plaines, IL 60016.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantee, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Address of Real Estate: 1100 Ironwood Court, Glenview, IL 60025
Permanent Real Estate Index Number: 04-32-209-010-0000

Grantor warrants and covenants to Grantee and her successors and assigns, that Grantor has not made, done, executed or suffered any act or thing whereby the above described premises, or any part thereof, has become encumbered by or through Grantor.

SUBJECT TO: general real estate taxes for the year 2019 and subsequent years.

TO HAVE AND TO HOLD said premises forever together with all the hereditaments and appurtenances thereunto.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

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Hawthorn 45 LLC,
an Illinois limited liability company,

By: [Signature]
Name: William G. Ryan
Title: Member

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 William G. Ryan, Member of Hawthorn 45 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of Hawthorn 45 LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Hawthorn 45 LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 2019.

[Signature] (Notary Public)

Prepared By:
Peter J. Brennan
Hawthorn 45 LLC
12 Salt Creek Lane, Suite 400
Hinsdale, IL 60521



Mail To:
Chetan Shah & Preeti Shah
1100 Ironwood Court
Glenview IL 60025

Name and Address of Taxpayer:
Chetan Shah & Preeti Shah
1100 Ironwood Court
Glenview, IL 60025

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EXHIBIT A

LEGAL DESCRIPTION

Lot 10 in the Final Plat of the Enclave at the Grove, being a subdivision of part of Section 32, Township 42 North, Range 12, East of the third principal meridian, according to the Plat thereof recorded September 25, 2015 as Document Number 1526829071, in Cook County, Illinois

Property of Cook County Clerk's Office