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Doc#. 2026920300 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/25/2020 12:55 PM Pg: 1 of 4

Dec ID 20200801650130
ST/CO Stamp 1-705-967-328 ST Tax \$132.00 CO Tax \$66.00

Stc 867046
108/183

WARRANTY DEED

STEWART TITLE
100 E. DuSable Blvd, Suite 400
Chicago, IL 60601

THE GRANTOR, **MNC PROPERTY HOLDINGS-IN, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the state of Illinois for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **DHS164 LLC, a(n) _____ limited liability company**, whose mailing address is _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only 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.

Permanent Real Estate Index Numbers
32-03-416-010-0000

Address of Real Estate
350 E. Tulip Drive
Glenwood, IL 60425

Dated this 10th day of July, 2020.

MNC PROPERTY HOLDINGS-IN, LLC,
An Indiana limited liability company

By: [Signature]
Name: Mathian Nachiappan
Its: Managing Member

NO. 6809
AMOUNT 660⁰⁰
DATE 7-30-20
SOLD BY CM

REAL ESTATE TRANSFER TAX
The Village of
GLENWOOD



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STATE OF CALIIFORNIA)
)
COUNTY OF _____)

ss.

Please see attached
Notarial Certificate
for Notarization.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Muthiah Nachiappan personally known to be the _____ of MNC Property Holdings-IN, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____ he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of _____, 2020.

Please see attached
Notarial Certificate
for Notarization.

Notary Public

Send subsequent tax bills to:

DHS164 LLC
315 COMMERCIAL ST SE APT 506
Salem OR 97301

After recording send to:

Mary F. Murray, Esq.
6350 N. Cicero Ave., Suite 200
Chicago, IL 60646
↑ grantee address

This instrument was prepared by:

James R. Pittacora
Pittacora Law Group, LLC.
200 W. Adams St., Suite 2500
Chicago, IL 60606

REAL ESTATE TRANSFER TAX

07-Aug-2020



COUNTY: 00.00
ILLINOIS: 132.00
TOTAL: 132.00

32-03-416-010-0000 | 20200801850130 | 1-705-967-328

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles

On July 10, 2020 before me, Ruben Avitia, Notary Public, personally appeared Muthiah Nachiappan who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

Ruben Avitia, Notary Public

"The notary commission extended pursuant to Executive Order N-83-20."

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Date Document Signed: 07/10/2020 Number of Pages: Three (3) Pages

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: Muthiah Nachiappan

- Individual
- Corporate Officer - Title(s): Managing Member
- Partner - Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: MNC Property Holdings-IN, LLC



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EXHIBIT A

LEGAL DESCRIPTION

Lot 180 in the Fourth Addition to Glenwood Gardens being a Subdivision of part of the Southeast Quarter of Section 3 Township 35 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office