

UNOFFICIAL COPY

Doc#: 2027506170 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2020 12:30 PM Pg: 1 of 4

Dec ID 20200801663111
ST/CO Stamp 0-427-688-416
City Stamp 0-158-343-648

Mail Tax Bill to:

MNM HOLDINGS, LLC
216 S. Green Street, Unit 4N
Chicago, IL 60607

Prepared by and Return to:

Jonathan T. Luljak
Michael Best & Friedrich LLP
790 N Water Street, Suite 2500
Milwaukee, WI 53202

WARRANTY DEED

Statutory (Illinois)

Individual to Limited Liability Company

THE GRANTOR(S), AVANEESH MARWAHA and MINNI MARWAHA, husband and wife, of 216 S. Green Street, Unit 4N, Chicago IL 60607, as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable considerations, cash in hand paid, and receipt and sufficiency of which is hereby acknowledged, do hereby CONVEY AND WARRANT to MNM HOLDINGS, LLC, a limited liability company, organized under the state laws of Illinois, hereinafter "GRANTEE", together with all improvements located thereon, lying in County of Cook, State of Illinois, to wit:

The legal description of the Property being conveyed is described on Exhibit A, attached hereto and incorporated herein by this reference.

Permanent Index Number(s): 17-08-447-031-1001

Property Address: 39 N. Morgan Street, #39-2, Chicago, IL 60607

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of closing. None of the covenants, conditions, and restrictions of record shall interfere with Grantee's use of the Property as a condominium residence.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

[SIGNATURES ON FOLLOWING PAGE.]

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Exhibit A

PARCEL 1: UNIT NUMBER 39-2 IN THE 39-41 NORTH MORGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 23.60 FEET OF THE NORTH 47.20 FEET OF THE WEST 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5 IN BLOCK 51 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 31, 1836 IN COOK COUNTY, ILLINOIS; AND ALSO

THE NORTH 23.60 FEET OF THE WEST 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5 IN BLOCK 51 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 31, 1836 IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM COMMERCIAL PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +14.48 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.25 FEET EAST OF THE NORTHWEST CORNER OF A TRACT, THENCE EAST A DISTANCE OF 4.36 FEET; THENCE SOUTH A DISTANCE OF 5.20 FEET; THENCE EAST A DISTANCE OF 4.57 FEET; THENCE NORTH A DISTANCE OF 1.04 FEET; THENCE EAST A DISTANCE OF 10.71 FEET; THENCE SOUTH A DISTANCE OF 4.18 FEET; THENCE EAST A DISTANCE OF 10.68 FEET; THENCE NORTH A DISTANCE OF 8.34 FEET; THENCE EAST A DISTANCE OF 9.08 FEET; THENCE SOUTH A DISTANCE OF 19.11 FEET; THENCE WEST A DISTANCE OF 3.22 FEET; THENCE SOUTH A DISTANCE OF 9 FEET; THENCE EAST A DISTANCE OF 3.26 FEET; THENCE SOUTH A DISTANCE OF 19.06 FEET; THENCE WEST A DISTANCE OF 9.09 FEET; THENCE NORTH A DISTANCE OF 8.29 FEET; THENCE WEST A DISTANCE OF 10.66 FEET; THENCE SOUTH A DISTANCE OF 4.13 FEET; THENCE WEST A DISTANCE OF 23.32 FEET; THENCE NORTH A DISTANCE OF 1.36 FEET; THENCE WEST A DISTANCE OF 7 FEET; THENCE NORTH A DISTANCE OF 13.65 FEET; THENCE EAST A DISTANCE OF 0.67 FEET; THENCE NORTH A DISTANCE OF 8.71 FEET; THENCE WEST A DISTANCE OF 0.68 FEET; THENCE NORTH A DISTANCE OF 14.45 FEET; THENCE EAST A DISTANCE OF 0.68 FEET; THENCE NORTH A DISTANCE OF 4.72 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730515124, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0730515124.

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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: 08 | 05 | 20

SIGNATURE: Minni Marwaha
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: Derrick Long

By the said (Name of Grantor): Minni Marwaha

On this date of: 08 | 05 | 2020

NOTARY SIGNATURE: Derrick Long

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: 08 | 05 | 20

SIGNATURE: Minni Marwaha
GRANTEE or AGENT

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

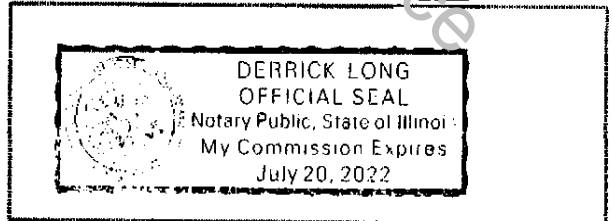
Subscribed and sworn to before me, Name of Notary Public: Derrick Long

By the said (Name of Grantee): Minni Marwaha

On this date of: 08 | 05 | 20

NOTARY SIGNATURE: Derrick Long

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)**)