

UNOFFICIAL COPY



Doc# 2103642038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2021 12:04 PM PG: 1 OF 2

Commitment Number: 41045IL

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:  
Novare National Settlement Service  
Attn: Recording Desk  
320 Commerce, Suite 150  
Irvine, CA 92602

Mail Tax Statements To: **Harrison Bellwood LLC: 44440 Van Dyke, Suite 101, Sterling Heights, MI 48314**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**15-16-219-010-0000, 15-16-219-035-0000**

**SPECIAL/LIMITED WARRANTY DEED**

2615 Harrison, LLC, hereinafter grantor, of 612 Marian Square, Oak Brook, IL 60523, for \$1,280,000.00 (One Million Two Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Harrison Bellwood LLC**, hereinafter grantee, whose tax mailing address is **44440 Van Dyke, Suite 101, Sterling Heights, MI 48314**, the following real property:

All of Lots 6 and 7 (except that part of said Lot 6 lying Southerly of the following described line: Beginning at a point on the East line of said Lot 6, said point being 100 feet North of the Southeast corner of said Lot 6; thence Southwesterly along a straight line to a point on the South line of said Lot 6, said point being 78.45 feet West of the Southeast corner of said Lot 6), all in Block 3 in Marsh's Subdivision of the Southeast Quarter of the Northeast Quarter of Section 16, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

FIDELITY NATIONAL TITLE FCHI2000521LI

1 of 3

2  
P.W.

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Property Address is: 2615 Harrison ST, Bellwood, IL 60104

Prior instrument reference: 0406342148

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on January 25, 2021:

*Rajeev Khanna*

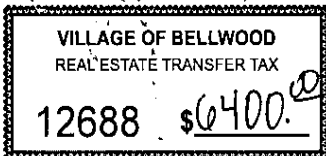
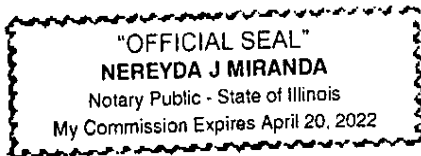
2615 Harrison, LLC

By: RAJEEV KHANNA  
Its: MEMBER / OWNER

STATE OF Illinois  
COUNTY OF DuPage

The foregoing instrument was acknowledged before me on January 25<sup>th</sup>, 2021 by Rajeev Khanna its Member / Owner on behalf of 2615 Harrison, LLC, who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

*[Signature]*  
Notary Public



REAL ESTATE TRANSFER TAX		02-Feb-2021
COUNTY:		640.00
ILLINOIS:		1,280.00
<b>TOTAL:</b>		<b>1,920.00</b>

15-16-219-010-0000 | 20210101626212 | 1-099-686-928