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Doc#: 2109018162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2021 11:14 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20210301656122
ST/CO Stamp 0-381-692-432 ST Tax \$750.00 CO Tax \$375.00

THIS INDENTURE, made this 14th day of March, 2021 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 Nazanin Azim and Dusty Azim, husband and wife, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, Grantee, having an address of 2700 Summit Avenue, Glenview, Illinois 60025.

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: 1096 Ironwood Court, Glenview, IL 60025
Permanent Real Estate Index Number: 04-32-209-012-0000

Grantor warrants and covenants to Grantee and their 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 2020 and subsequent years.

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

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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.

Hawthorn 45 LLC,
an Illinois limited liability company,

By: William G. Ryan
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 14th day of March, 2021.



S. Yin (Notary Public)

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

Mail To:
Jonathan M Auen
480 N Michigan Ave
Chicago IL 60601 #2105

Name and Address of Taxpayer:
DUSTY AZIM
10916 TROWWOOD CT
Glenview IL 60025

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EXHIBIT A

LEGAL DESCRIPTION

Lot 12 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