

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

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750076 / 3

After recording mail to:

Eli Morgenstern, Esq.  
PreroLaw, P.C.  
8424 Skokie Blvd., Suite 200  
Northbrook, IL 60077

Doc# 2109504000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 09:24 AM PG: 1 OF 5

Send subsequent tax bills to:

436-440 ROBERT NOY LLC  
3600 W. Jarvis Avenue  
Skokie, IL 60076

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made as of December \_\_\_\_, 2020 between FMJ REILB 1501, LLC, of 5915 N. Northwest Highway, Chicago, IL 60631 ("**Grantor**"), and 436-440 ROBERT NOY LLC, of 3600 W. Jarvis Avenue, Skokie, IL 60076 ("**Grantee**"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor CONVEYS and WARRANT to Grantee, all of Grantor's right, title and interest in and to the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, upon the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

**PERMANENT REAL ESTATE INDEX NUMBERS:** 32-04-100-043-1001, 32-04-100-043-1002, 32-04-100-043-1003, 32-04-100-043-1004, 32-04-100-043-1005, 32-04-100-043-1006, 32-04-100-043-1007, 32-04-100-043-1008, 32-04-100-043-1009, 32-04-100-043-1010, 32-04-100-043-1011, 32-04-100-043-1012

**ADDRESS OF REAL ESTATE:** 436-440 Roberts Drive, Glenwood, IL 60425

(SIGNATURE PAGE FOLLOWS)

NO. 6983  
AMOUNT \$5,340  
DATE 11/7/21  
SOLD BY TD



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IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Warranty Deed the day and year first above written.



By: FMJ REILB 1501, LLC  
 Name: Jimmy Sun  
 Title: Manager



STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in said State [State of Illinois], DO HEREBY CERTIFY that Jimmy Sun, as Manager of FMJ REILB 1501, 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 he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal as of December 15, 2020.

SEAL



Notary Public

This document was prepared by:

Mages and Price LLC  
 1110 W. Lake Cook Rd, Suite 385  
 Buffalo Grove, IL 60089

Property of Cook County Clerk's Office

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## KNOW ALL MEN BY THESE PRESENTS

That, **JIMMY SUN** as **MANAGER** of **FMJ REILB 1501 LLC**, of the City of Chicago, County of Cook, State of Illinois has made, constituted and appointed, and **BY THESE PRESENTS** does make, constitute and appoint **GARY MAGES**, of the City of Buffalo Grove, County of Lake, State of Illinois, true and lawful **ATTORNEY** for his and in his name, place and stead to execute any and all documents necessary to effectuate the closing of the purchase and/or sale of the real property commonly known as

Said **ATTORNEY** also has the power to accept all proceeds from the sale and giving and granting unto **GARY MAGES**, said **ATTORNEY**, full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as he might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming that **GARY MAGES**, said **ATTORNEY**, or his substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

X   
**JIMMY SUN** as **MANAGER** of **FMJ REILB 1501 LLC**

STATE OF ILLINOIS            }  
  }  
COUNTY OF IL                }           SS



I, Fang Yu, a Notary Public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, **JIMMY SUN** as **MANAGER** of **FMJ REILB 1501 LLC**, 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 he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 15<sup>th</sup> day of December A.D. 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

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File No: 750076

## EXHIBIT "A"

UNIT NO.'S 436-A1, 436-A2, 436-B1, 436-B2, 438-C1, 438-C2, 438-D1, 438-D2, 440-E1, 440-E2, 440-F1, AND 440-F2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE YORK CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0334618069, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

32-04-100-043-1001, 1002, 1003, 1004,  
1005, 1006, 1007, 1008, 1009,  
1010, 1011, 1012

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

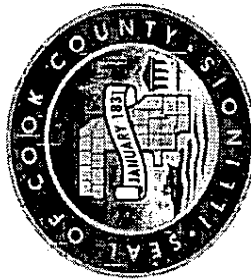
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**REAL ESTATE TRANSFER TAX**

24-Feb-2021



<b>COUNTY:</b>	524.00
<b>ILLINOIS:</b>	1,048.00
<b>TOTAL:</b>	1,572.00

32-04-100-043-1001

20210101605776

0-833-854-480

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