

UNOFFICIAL COPY

Saturn Title LLC
2128888

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Doc# 2113421135 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/14/2021 12:01 PM Pg: 1 of 3

Dec ID 20210501624683

ST/CO Stamp 2-113-466-640 ST Tax \$325.00 CO Tax \$162.50

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S) Afshin Shahinpouri and Rita M. Heneghan, husband and wife
of the City of Elmwood Park, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and
valuable considerations, in hand paid, CONVEY AND WARRANT to MJ Renovation LLC, an
IL limited liability company of 2175 Estes Ave., Des Plaines, IL 60018,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and ~~subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.~~

Permanent Index Number(s): 12-36-228-045-0000

Property Address: 2031 N. 74th Ave., Elmwood Park, IL 60707

Dated May 10th, 2021

Afshin Shahinpouri
Afshin Shahinpouri
Rita M. Heneghan
Rita M. Heneghan



Village of Elmwood Park
Real Estate Transfer Stamp

5-10-21
1625.00
OS

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Afshin Shahinpouri and Rita M Heneghan personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10th day of May 2021

Martin Duffy
Notary Public

My commission expires: _____

THIS DOCUMENT PREPARED BY:
Prospect Law Group LLC
41 S. Prospect Ave Suite 201
Park Ridge, IL 60068



MAIL TAX BILL TO:
MJ Renovation LLC
2175 Estes Ave.
Des Plaines, IL 60018

MAIL RECORDED DEED TO:
MJ Renovation LLC
2175 Estes Ave.
Des Plaines, IL 60018

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 64 IN MONT CLARE HILLSIDE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **12-36-228-045-0000**

PIN#

PIN#

Property Address: **2031 N. 74th Ave., Elmwood Park, IL 60707**

Property of Cook County Clerk's Office