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Doc# 2121546039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2021 02:08 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of July, 2021, between HAPPY RIVER LLC-2, an Illinois limited liability company, party of the first part, and JRDA2 PROPERTIES LLC, a Delaware limited liability company, party of the second part, of the City of Dover, State of Delaware.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER.

Together with all the singular and 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 said party of the first part, 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, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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, **WILL WARRANT AND FOREVER DEFEND**.

HAPPY RIVER LLC-2

By: 

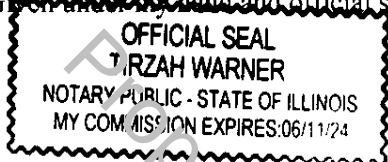
Jonas Da Silva, Manager

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of July, 2021.



[Signature] (Notary Public)

EXEMPT UNDER PROVISION OF PARAGRAPH E OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

7/28/21
Date

[Signature]
Agent

Prepared By: Law Offices of Renee Meltzer Kalman, P.C., 100 N. LaSalle Street Suite 1605, Chicago, Illinois 60602

Mail to and Send Subsequent Tax Bills to:
JRDA2 Properties LLC
PO Box 47024
Chicago IL 60622

REAL ESTATE TRANSFER TAX		03-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-07-326-042-1001 20210701619803 0-681-728-784		

REAL ESTATE TRANSFER TAX		03-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-07-326-042-1001 20210701619803 1-128-172-304		

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LEGAL DESCRIPTION RIDER

PROPERTY #1:

UNIT 1 (ALSO KNOWN AS 1A), IN 2132 WEST WARREN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 30 FEET OF THE SOUTH ½ OF LOT 6 IN SUBDIVISION OF BLOCK 59 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528418011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **2132 W. WARREN BOULEVARD, UNIT #1, CHICAGO, IL 60612.**
TAX ID: **17-07-326-042-1001**

PROPERTY #2:

UNIT 2 (ALSO KNOWN AS 2A), IN 2132 WEST WARREN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 30 FEET OF THE SOUTH ½ OF LOT 6 IN SUBDIVISION OF BLOCK 59 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528418011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **2132 W. WARREN BOULEVARD, UNIT #2, CHICAGO, IL 60612.**
TAX ID: **17-07-326-042-1002**

PROPERTY #3:

UNIT 3 (ALSO KNOWN AS 3A), IN 2132 WEST WARREN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 30 FEET OF THE SOUTH ½ OF LOT 6 IN SUBDIVISION OF BLOCK 59 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0528418011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

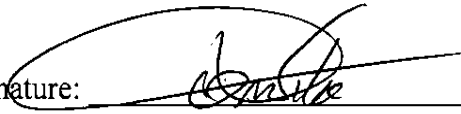
COMMONLY KNOWN AS: **2132 W. WARREN BOULEVARD, UNIT #3, CHICAGO, IL 60612.**
TAX ID: **17-07-326-042-1003**

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 title to real estate under the laws of the State of Illinois.

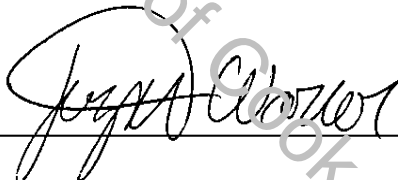
Dated July 22, 2021

Signature: 
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 22nd day of July,
2021.

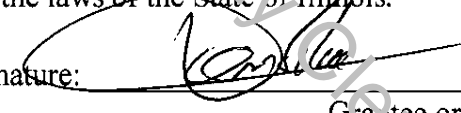


NOTARY PUBLIC

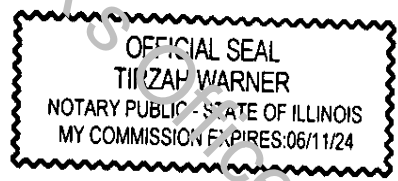


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.


Date July 22, 2021

Signature: 
Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 22nd day of July,
2021.



NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)