



Doc# 2121522025 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2021 02:27 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of July, 2021, between HAPPY RIVER LLC-8, 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.

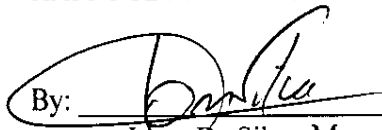
WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said 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, it **WILL WARRANT AND FOREVER DEFEND**.

HAPPY RIVER LLC-8

By: 
Jonas Da Silva, Manager

UNOFFICIAL COPY

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 22 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).

7.22.21
Date

[Signature]
Agent

Prepared By: Law Offices of Renee Meitzer 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 *
16-03-223-045-1004 20210701619841 2-038-496-016		

REAL ESTATE TRANSFER TAX		03-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-03-223-045-1004 20210701619841 0-725-678-864		

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LEGAL DESCRIPTION RIDER

PROPERTY #1:

PARCEL 1: UNIT 1W IN 4057-59 W. HIRSCH CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 14 FEET OF LOT 27 AND ALL OF LOT 28 IN BLOCK 1 IN DEMAREST AND KAMERLINGS GRAND AVENUE SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 2007 AS DOCUMENT NUMBER 0707215088 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P2 AND P-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MARCH 13, 2007, AS DOCUMENT NO. 0707215008.

COMMONLY KNOWN AS: 4057-59 W. HIRSCH STREET, UNIT #1W, CHICAGO, IL 60651.

TAX ID: 16-03-223-045-1004

PROPERTY #2:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3433 WEST GRENSHAW CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0722722020, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM AS DELINEATED TO THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 9 IN 12TH STREET ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 3433 W. GRENSHAW STREET, UNIT #2, CHICAGO, IL 60624.

TAX ID: 16-14-427-040-1002

PROPERTY #3:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3433 WEST GRENSHAW CONDOMINIUM ASSOCIATION AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0722722020, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM AS DELINEATED TO THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 9 IN 12TH STREET ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 3433 W. GRENSHAW STREET, UNIT #3, CHICAGO, IL 60624.

TAX ID: 16-14-427-040-1003

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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: [Handwritten Signature]
Grantor or Agent

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



NOTARY PUBLIC

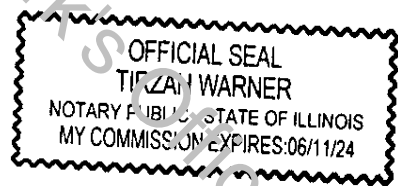
[Handwritten Signature]

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: [Handwritten Signature]
Grantee or Agent

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



NOTARY PUBLIC

[Handwritten Signature]

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.)