

# UNOFFICIAL COPY

Doc#: 2128149048 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/08/2021 10:23 AM Pg: 1 of 5

Dec ID 20210901690660  
ST/CO Stamp 1-436-027-024  
City Stamp 1-401-424-016

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

FR 6719569

15/15

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## SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed"), is made as of this 30th day of September, 2021, by Hood46 4A MR Estate Holdings, LLC, an Illinois Limited Liability Company, (the Grantor), to MR Estate Holdings 2021 LLC, an Illinois Limited Liability Company (the Grantee).

The Grantor, Hood46 4A MR Estate Holdings, LLC, an Illinois Limited Liability Company, of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantee(s) in hand paid, GRANTS, SELLS and CONVEYS unto MR Estate Holdings 2021 LLC, an Illinois Limited Liability Company the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### **LEGAL DESCRIPTION:**

UNIT 2046-4A IN THE HOOD@HOYNE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 27 AND 28 IN IRVING H. FLAMM AND OTHERS ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 60 RODS OF THE EAST 65 2/3 RODS OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER OF NORWOOD STREET (EXCEPT THE WEST 5 ACRES THEREOF AND EXCEPT THE EAST 4 ACRES THEREOF AND EXCEPT THAT PART OF SAID TRACT HERETOFORE DEDICATED FOR PUBLIC STREETS) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2007 AS DOCUMENT NUMBER 0723503002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TO HAVE AND TO HOLD said premises. SUBJECT TO: all taxes by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the forgoing. Grantor hereby specially warrants that, subject to the disclaimers made herein

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and covenants, conditions, restrictions, easements and other matters of record, that it has not done, or suffered to be done, anything whereby said Property may be encumbered or charged.

Permanent Index No.: 14-06-120-006-1003

Property: 2046 W. Hood, <sup>Ave</sup> Unit 4A, Chicago, IL 60659

Dated: September 30, 2021

Property of Cook County Clerk's Office

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Hood46 4A MR Estate Holdings, LLC,  
an Illinois Liability Company,

X [Signature]  
Its Manager

State of Illinois )  
 ) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Mo Riahi, Manager of Hood46 4A MR Estate Holdings, LLC, an Illinois Limited Liability Company, 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.

DATE: 9/30/21 [Signature] (Notary Public)

Commission Expires:

12/7/21



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par (e) and Cook County Ord 93-0-27 par (e)

Dated this 30 Day of September, 2021

[Signature]

REAL ESTATE TRANSFER TAX		06-Oct-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

14-06-120-006-1003 | 20210901690660 | 1-436-027-024

REAL ESTATE TRANSFER TAX		06-Oct-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00

14-06-120-006-1003 | 20210901690660 | 1-401-424-011  
Total does not include any applicable penalty or interest due

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*Prepared By:*

Mohammed A. Nofal  
Langhenry, Gillen, Lundquist & Johnson, LLC  
2400 Glenwood Ave., Suite 200  
Joliet, IL 60435

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*Mail To:*

Mohammed A. Nofal  
Langhenry, Gillen, Lundquist & Johnson, LLC  
2400 Glenwood Ave., Suite 200  
Joliet, IL 60435

*Name & Address of Taxpayer(s):*

MR Estate Holdings 2021 LLC  
25644 N. Countryside Drive  
Lake Barrington, IL 60010

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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 of Assignment of Beneficial Interest in 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 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 9/30/, 2021

Signature: X [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 30 day of September, 2021.  
Notary Public [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 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 9/30, 2021

Signature: X [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 30 day of September, 2021.  
Notary Public [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.).