

# UNOFFICIAL COPY

Doc#: 2130108046 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/28/2021 10:11 AM Pg: 1 of 3

**This instrument prepared by and  
Return To:**

Shvartsman Law Offices  
400 Skokie Blvd., Suite 220  
Northbrook, IL 60062  
Attention: Alena Jotkus

**Send subsequent tax bills to:**

Mond Properties, LLC  
2211 N. Elston Avenue, Unit 302  
Chicago, Illinois 60614

**Commonly known as:**

3002 N. Hamlin Avenue  
Chicago, Illinois 60618

**PIN:** 13-26-110-042-0000

Dec ID 20211001621094  
ST/CO Stamp 0-780-506-256  
City Stamp 0-416-437-392

## WARRANTY DEED

**THE GRANTOR, BRIAN MOND**, a single person, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to **MOND PROPERTIES, LLC**, an Illinois limited liability company, whose principal office is located at 2211 N. Elston Avenue, #302, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 33 IN HAUSSEN'S SUBDIVISION OF LOTS 1 AND 2 OF SUBDIVISION OF LOT 6 AND PART OF LOT 7 OF DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 29 day of September, 2021.



BRIAN MOND

This transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

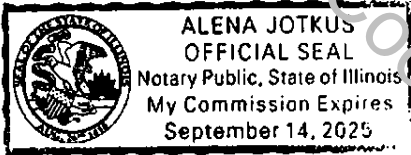
Rec'd Date: 9/29/21

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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 Brian Mond, 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 free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29 day of September 2021.



*Alena Jotkus*  
\_\_\_\_\_  
Notary Public

My Commission expires:

9/14/25

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, 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.

GRANTOR:

*[Signature]*  
Agent

Dated: *09/29/2021*

Subscribed and sworn to before me by the said Grantor this *29* day of *September*, 20*21*

Notary Public *[Signature]*



The grantee or her 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 and hold title to real estate under the laws of the State of Illinois.

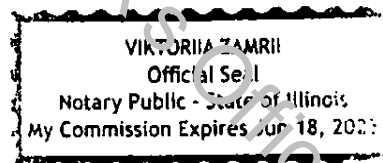
GRANTEE

*[Signature]*  
Agent

Dated: *09/29/2021*

Subscribed and sworn to before me by the said Grantor this *29* day of *September*, 20*21*

Notary Public *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]