

UNOFFICIAL COPY

Doc#: 2218721077 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/06/2022 07:10 AM Pg: 1 of 4

Dec ID 20220401685893
ST/CO Stamp 1-731-059-792 ST Tax \$245.50 CO Tax \$122.75

GENERAL WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

FOR RECORDER'S USE ONLY

ABOVE SPACE FOR RECORDER'S USE

THIS GENERAL WARRANTY DEED is made as of this 29th day of March, 2022, by Hajali Holding, LLC, an Illinois limited liability company ("Grantor"), having an address of 1302 Becket Cir, Schaumburg, IL 60173, to 21 Kristin Drive Owner LLC, a Delaware limited liability company ("Grantee"), having an address of c/o Taft Stettinius & Hollister LLP 111 E. Wacker Drive, Suite 2800, Chicago, IL 60601, Attention: Kathryn Kovitz Arnold.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the Village of Schaumburg, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "remises"):

Common street address: 21 Kristin Drive, Unit 1022, Schaumburg, IL 60195
Parcel Identification Number (PIN): 07-10-101-038-1291

together with all and singular the 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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2021 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.



21NW7147791NSD

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this General Warranty Deed the day and year first above written.

Grantor:

Hajali Holding, LLC, an Illinois limited liability company

Manal Hajali
Manal Hajali, as member

STATE OF IL SS.
COUNTY OF COOK

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Manal Hajali, not as an individual but as member of the Hajali Holding, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of March, 2022

[Signature]
NOTARY PUBLIC
My commission expires: 11/29/24

ASHLEE O'CONNOR
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 29, 2024

REAL ESTATE TRANSFER STAMP
46289 \$ 246.00
STAMP # TAX
817 5-25-22
INITIALS DATE
VILLAGE OF SCHAUMBURG

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this General Warranty Deed the day and year first above written.

Grantor:

Hajali Holding, LLC, an Illinois limited liability company

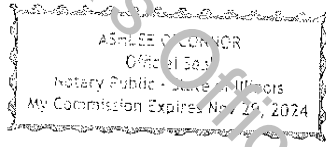
Walid Hajali
Walid Hajali, as *member*

STATE OF IL SS.
COUNTY OF COOK

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Walid Hajali, not as an individual but as *member* of the Hajali Holding, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of March, 2022.

Amr Amr
NOTARY PUBLIC
My commission expires: 11/29/24



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1022 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS;

ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-156 and P-157, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 10S-6 and 10-S7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0702615055.

THE LAND IS COMMONLY KNOWN AS:

21 Kristin Drive, Unit 1022, Schaumburg, IL 60195

07-10-101-038-1291

MAIL AFTER RECORDING TO:

Kathryn Kovitz Arnold, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

MAIL TAX BILLS TO:

21 Kristin Drive Owner LLC, a
Delaware limited liability company
c/o Kathryn Kovitz Arnold, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601