

# UNOFFICIAL COPY



Doc# 222128071 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2022 03:12 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED (LIMITED LIABILITY COMPANY TO LIMITED LIABILITY COMPANY)

Statutory (Illinois)

4072052 (30FS)

THE GRANTORS HMS PROPERTY GROUP SERIES 2837, an Illinois limited liability company, of Chicago, Illinois, for and in consideration of Ten and No/100

(\$10.00)-----DOLLARS,

and other good and valuable consideration in hand paid, Conveys and Remises, Releases, Aliens to HMS

PROPERTY GROUP, LLC, an Illinois limited liability company all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN BLOCK 3 IN JOHN BAIN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To: general real estate taxes not due and payable at the time of closing and restrictions of record so long as they do not interfere with Grantee's use and enjoyment of the property hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Exempt Under Paragraph E, Section 31-45, of the Real Estate Transfer Tax Act

July 27, 2022  
Seal Date

Permanent Real Estate Index Number(s): 19-24-114-019-0000

Address(es) of Real Estate: 2837 W. 64<sup>th</sup> Street, Chicago, IL 60629. AKA 6400 S. Mozart Chicago, IL 60629

DATED this 27 day of July, 2022.

HMS PROPERTY GROUP LLC SERIES 2837

 (SEAL)  
Anthony Maicki, Manager

(SEAL)

REAL ESTATE TRANSFER TAX 09-Aug-2022



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

19-24-114-019-0000 | 20220801604683 | 1-748-738-640

REAL ESTATE TRANSFER TAX 09-Aug-2022



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

19-24-114-019-0000 | 20220801604683 | 1-211-867-728

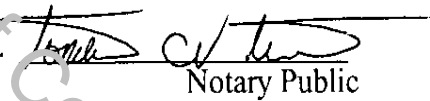
\* Total does not include any applicable penalty or interest due.

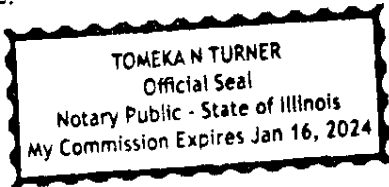
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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF                )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony Maicki, manager of HMS PROPERTY GROUP LLC SERIES 2837, is 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of July, 2022.

Commission expires: Jan 16, 2024.   
Notary Public



**This Instrument Was Prepared By:** Michael G. Aretos, 1051 Perimeter Drive, Suite 300, Schaumburg, IL 60173

**MAIL TO:**  
HMS PROPERTY GROUP, LLC  
980 N. Michigan Ave., Suite 1175  
Chicago, Illinois 60611


**Send Tax Bills To:**  
HMS PROPERTY GROUP, LLC  
980 N. Michigan Ave., Suite 1175  
Chicago, Illinois 60611

Property of Cook County Clerk's Office


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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 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 29, 2022   
Signature

Subscribed to and sworn before me this 29<sup>th</sup> day of July 2022.

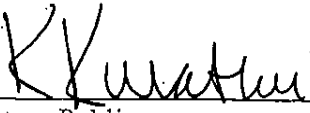
  
Notary Public

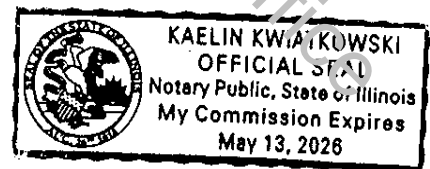


The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 29, 2022   
Signature

Subscribed to and sworn before me this 29<sup>th</sup> day of July 2022.

  
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTOR OR GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS ACTION 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)