

UNOFFICIAL COPY



\*2224322032\*

Prepared by and Return to:  
Erwin Law, LLC  
4043 North Ravenswood Avenue, Suite 208  
Chicago, Illinois 60613

Doc# 2224322032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2022 02:26 PM PG: 1 OF 4

Future Taxes to:

Theasan LLC  
727 Bradley Road  
Chapel Hill, NC 27516

**SPECIAL WARRANTY DEED**  
**(Individual to LLC)**

The Grantor(s) Hassan Melehy and Dorothea Heitsch, married to each other as husband and wife

(The above space for Recorder's use only)

of the City Chapel Hill of Chapel Hill, County of Orange State of North Carolina  
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey(s),  
with special warranties to Theasan LLC, an Illinois Limited Liability Company  
whose address is 727 Bradley Rd of the City Chapel Hill  
County of Monroe State of North Carolina all interest in the following described  
real estate situated in the County of Cook, in the State of Illinois to wit:

(See Legal Description in attached Exhibit A)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-17-227-022-1003 & 14-17-227-022-1011

Property Address: 842 W. Agatite Ave. #2E and P-3, Chicago, Illinois 60640

Dated this 24<sup>th</sup> day of August, 2022

Hassan Melehy

Dorothea Heitsch

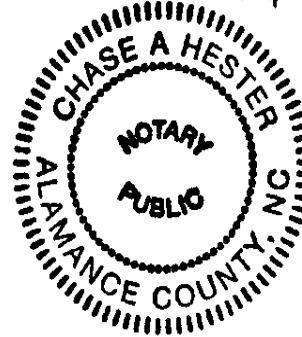
STATE OF North Carolina )  
 ) ss  
COUNTY OF Orange )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Hassan Melehy and Dorothea Heitsch personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 24<sup>th</sup> day of January, 2022

AFFIX TRANSFER TAX STAMP OR  
"Exempt under provisions of Paragraph E"  
Section 4, Real Estate Transfer Tax Act.  
8/30/2022  
Date  
[Signature]  
Buyer, Seller or Representative

Chase A. Hester  
Notary Public, State of North Carolina  
My commission expires: 03/14/26



# UNOFFICIAL COPY

Exhibit "A"

Legal Description

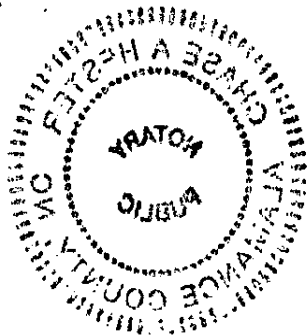
UNITS 2-E AND P-3 IN 842-844 WEST AGATITE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 52 IN GALTS SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94763009, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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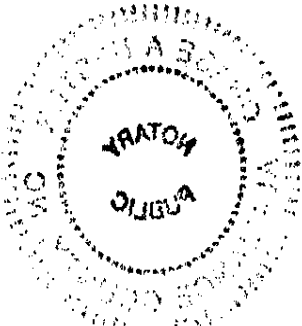
REAL ESTATE TRANSFER TAX		31-Aug-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-227-022-1003 | 20220801626042 | 1-287-383-632

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

REAL ESTATE TRANSFER TAX		31-Aug-2022
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-227-022-1003 | 20220801626042 | 1-107-683-920



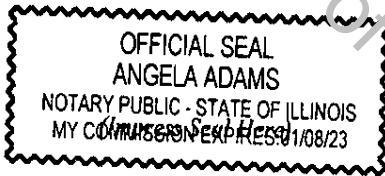
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Date: 8-30-22 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 8-30-22

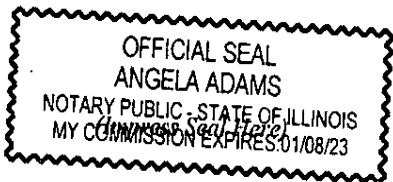


[Signature]  
Notary Public

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 and hold title to real estate under the laws of the State of Illinois.

Date: 8-30-22 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 8-30-22



[Signature]  
Notary Public

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 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 Act.]