

UNOFFICIAL COPY

Doc#. 2300641287 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/06/2023 03:55 PM Pg: 1 of 3

Dec ID 20221201621179

ST/CO Stamp 1-789-641-552 ST Tax \$1,650.00 CO Tax \$825.00

**This document prepared by :**

Name: Michael R. Lacy

Firm/Company: Lacy & Associates LLC

Address: Two Mid America Plaza, 800

City, State, Zip: Oakbrook Terrace, Illinois

City, State, Zip. 60181

Phone 630-873-3484

## WARRANTY DEED

**THIS INDENTURE WITNESSETH**, That **HIRO, LLC** an Illinois limited liability company whose principal offices are located at 285 W. Dundee Road, Palatine, Illinois 60074, hereinafter, referred to as “Grantor”, conveys and warrants to **HIGHGATE INVESTMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, whose principal offices are located at 1001 S. Busse Road, Mt. Prospect, Illinois 60956, hereinafter, referred to as “Grantee”, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Cook County, in the State of Illinois commonly known as :

**Address:** 1001 S. Eusse Road  
Mt. Prospect, Illinois 60956

**Permanent Index Numbers:** 08-14-110-037-0060

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever,  
with all appurtenances thereunto belonging.

SUBJECT TO: (a) General real estate taxes not yet due and payable; (b) Special assessments confirmed after the date hereof; (c) Building, building line and use of occupancy restrictions, conditions and covenants of record, easements, covenants and conditions of record (d) zoning laws and ordinances (e) easements for public utilities, (f) drainage ditches, feeders, laterals and drain tile, pipe or other conduits.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The undersigned person executing this deed on behalf of said Grantor limited liability company represents and certifies that they are the Manager said company and has been fully empowered, by proper consent of the Members of said corporation to execute and deliver this deed; that the Grantor company has full legal capacity to convey the real estate described herein and that all necessary company action for the making of such conveyance has been taken and done.

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**Grantor warrants that this is not a Homestead Property.**

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed this \_\_\_\_ day of December 2022.

**HIRO, LLC**

By: Joseph DiMucci

Joseph DiMucci, not personally, but solely as  
Manager of JD Management Holdings LLC,  
the Manager of HIRO, LLC

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, Joseph DiMucci, solely in his capacity as Manager of JD Management Holdings LLC the Manager of HIRO, LLC and personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

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

Lynn Kennedy  
Notary Public

**After Recording Return Deed To:**

Highgate Investments LLC

1001 S. Busse Road

Mt. Prospect, Illinois 60956

**Send Pay Bill to:**

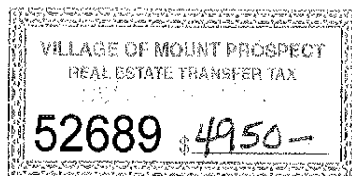
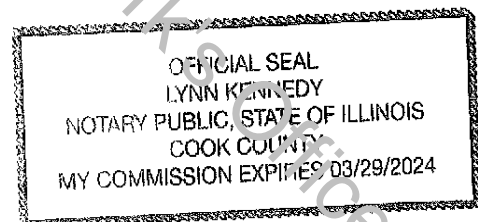
Highgate Investments LLC

1001 S. Busse Road

Mt. Prospect, Illinois 60956

279 Leahy circle S  
Des Plaines IL 60016

279 Leahy circle S  
Des Plaines  
IL 60016



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## EXHIBIT A LEGAL DESCRIPTION

LOT 2 IN RESUBDIVISION OF LOTS 28 AND 29 IN BLOCK 1 IN ELK RIDGE VILLA UNIT NO. 1, A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 17, 1972 AS DOCUMENT NO. 2617938.

**Common Address:** 1001 S. Busse Road  
Mt. Prospect, Illinois 60956

**P.I.N.#'s:** 08-14-110-037-0000