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1/3 23NW710253sk
THIS INSTRUMENT WAS
PREPARED BY:

Dov Grinblatt, Esq.
GulkoSchwed LLP
5009 Oakton Street
Skokie, Illinois 60077



Doc# 2309025037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2023 01:47 PM PG: 1 OF 6

SPECIAL WARRANTY DEED

Effective as of March 6th, 2023, FINCHLEY INVESTMENTS LLC, an Illinois limited liability company ("Grantor"), for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does hereby grant, bargain, sell, convey, and confirm unto HERMITAGE CONDO RENTALS LLC, an Illinois limited liability company ("Grantee") all of Grantor's right, title and interest in the real estate located in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, together with all improvements located thereon and all of Grantor's right, title and interest, if any, in and to all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto including Grantor's right, title and interest, if any, in and to adjacent streets, alleys, strips, gores, and rights of way (collectively, the "Premises").

TO HAVE AND TO HOLD THE SAME, the Premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs, successors, and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor.

The Premises conveyed herein is not part of the homestead of the Grantor.

THIS INSTRUMENT IS EXEMPT FROM REALTY TRANSFER TAX PURSUANT TO 35 ILCS 200/31-45(E).

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6 IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this day of March, 2023.

FINCHLEY INVESTMENTS LLC,
an Illinois limited liability company

By: [Signature]
Name: Yitzchok Klor
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

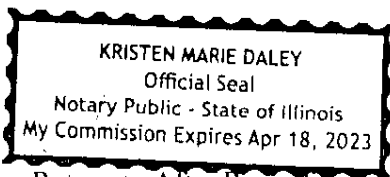
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yitzchok Klor, Authorized Signatory of FINCHLEY INVESTMENTS LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged as such Authorized Signatory that he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of March, 2023.

Commission expires 4/18, 23

[Signature]

Notary Public



Return to After Recording.

Send Tax Bills To:

Hermitage Condo Rentals LLC
5009 Oakton
Sikee IL 60077

Hermitage Condo Rentals LLC
5009 Oakton
Sikee IL 60077

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EXHIBIT A

Legal Description

UNITS 2606 AND G-24 IN THE HERMITAGE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BUTLER'S SUBDIVISION OF LOTS 9, 10 AND 11, LOTS 1 THROUGH 7 IN ASSESSOR'S DIVISION OF LOT 1 IN OGDEN SUBDIVISION, LOTS 2 AND 3 IN OGDEN SUBDIVISION OF LOTS 7 AND 8, AND WOLCOTT'S ADDITION TO CHICAGO, BEING SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 15, 1996 AS DOCUMENT 96369326, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: 70 W Huron Street, Unit 2606, Chicago, Illinois 60654
PINS: 17-09-212-027-1235, 17-09-212-027-1263

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 3/23/2023

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): A. HADJIBOVIC

On this date of: 3/23/2023

NOTARY SIGNATURE: M Maxwell

AFFIX NOTARY STAMP BELOW

MICHELLE A MAXWELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 21, 2026

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 3/23/2023

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): A. HADJIBOVIC

On this date of: 3/23/2023

NOTARY SIGNATURE: M Maxwell

AFFIX NOTARY STAMP BELOW

MICHELLE A MAXWELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 21, 2026

CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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17-09-212-027-1235 | 20230301681968 | 0-310-274-256
Total does not include any applicable penalty or interest due.

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

Property of Cook County Clerk's Office

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17-09-212-027-1235

20230301681968 | 1-014-393-040

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office