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Doc#: 2314628026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 10:07 AM Pg: 1 of 3

This Instrument Prepared By:

Sidley Austin LLP
One South Dearborn
Chicago, IL 60603
Attn: Matt Abu-Taleb

Dec ID 20230501624987
ST/CO Stamp 1-495-509-712 ST Tax \$6,367.00 CO Tax \$3,183.50
City Stamp 0-298-166-992 City Tax: \$66,853.50

~~After Recording Return to:~~

Equis Law Group, LLC
2901 Butterfield Road
Oak Brook, IL 60523
Attn: Gina R. LaMantia

MAIL TO
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
23157145 1/2

[Above Space for Recorder's Use Only]

WARRANTY DEED

As of May 23, 2023, MOHAWK PARTNERS II LLC, a Delaware limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CHICAGO TITLE LAND TRUST COMPANY, not individually, but solely as Trustee under land trust dated May 1, 2023 and known as Trust Number 8002391638 ("Grantee"), whose address is 2026 N. Mohawk Street, Chicago, IL 60614, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit (the "Property"):

- See Legal Description attached hereto as Exhibit A -

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 Property with all privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said Grantor, its successors and assigns, forever, subject the matters set forth herein below. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons making any claims concerning the Property, by, through or under Grantor, subject the matters set forth herein below.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable as of the date hereof.

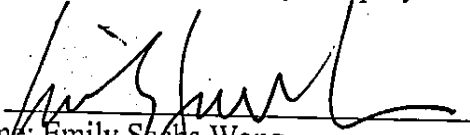
PINs: 14-33-129-022-0000; 14-33-129-023-0000

Property Address: 2026 N. Mohawk Street, Chicago, IL 60614

[Signature page follows]

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MOHAWK PARTNERS II LLC,
a Delaware limited liability company

By: 
Name: Emily Sachs Wong
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 Emily Sachs Wong, the Authorized Signatory of Mohawk Partners II LLC, a Delaware 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 that he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said company.

Given under my hand and official seal, this 18th day of May, 2023.




Notary Public


My Commission Expires: _____



Send Future Tax Bills to:

2026 Mohawk Trust
2026 N. Mohawk Street
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		20-May-2023	
		COUNTY:	3,183.50
		ILLINOIS:	6,367.00
		TOTAL:	9,550.50
14-33-129-022-0000		20230501624987 1-495-509-712	

REAL ESTATE TRANSFER TAX		20-May-2023	
		CHICAGO:	47,752.50
		CTA:	19,101.00
		TOTAL:	66,853.50 *
14-33-129-022-0000		20230501624987 0-298-166-992	
* Total does not include any applicable penalty or interest due.			

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EXHIBIT A

Legal Description

PARCEL 1: LOT 13 IN BLOCK 2 IN MICHAEL REICH'S RESUBDIVISION OF BLOCK 28 OF CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 12 IN BLOCK 2 IN MICHAEL REICH'S RESUBDIVISION OF BLOCK 28 OF CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office