

UNOFFICIAL COPY

Doc#: 2330713175 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2023 03:00 PM Pg: 1 of 3

Dec ID 20231001655524
ST/CO Stamp 1-013-409-744 ST Tax \$119.50 CO Tax \$59.75

CT
A. J. S. J.
23650900055NR

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Fourkat Rassoulov
1015 Deerfield Apt 131
Deerfield IL 60015

Mail Tax Statements To: Fourkat Rassoulov; 1015 Deerfield Apt 131, Deerfield IL 60015

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-07-201-019-1237

SPECIAL WARRANTY DEED

Midway Exchange TRS 1, LLC a Delaware Limited Liability Company, whose mailing address is **PO Box 4090, Scottsdale, AZ 85261**, hereinafter grantor, for **\$119,400.00 (One Hundred Nineteen Thousand Four Hundred Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Fourkat Rassoulov**, hereinafter grantee, whose tax mailing address is **1015 Deerfield Apt 131, Deerfield IL 60015**, the following real property:

UNIT 5-113 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VILLA VERDE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26700515, IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property Address is: 5 Villa Verde Drive, #113, Buffalo Grove, IL 60089

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **2313934021**

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Executed by the undersigned on 10/11/2023 :

Midway Exchange TRS 1, LLC a Delaware Limited Liability Company.

By: 

Name: April Rohleder

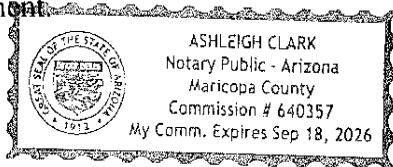
Its: Authorized Signor

Witness: 
Cassandra Swinney

Witness: 
Karen Turyan

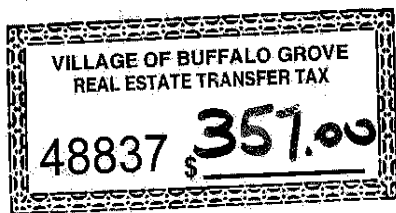
STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on October 11 2023, by April Rohleder its Authorized Signor on behalf of **Midway Exchange TRS 1, LLC a Delaware Limited Liability Company**, who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.




Notary Public

MUNICIPAL TRANSFER STAMP



COUNTY/ILLINOIS TRANSFER STAMP (If Required)

Paragraph _____ Section 31-45, Property Tax Code.

Buyer, Seller or Representative