

# UNOFFICIAL COPY

**This instrument prepared by:**

Patrick D. Owens  
Robbins DiMonte, Ltd.  
216 West Higgins Road  
Park Ridge, IL 60068

Doc#: 2421520032 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 8/2/2024 9:16 AM Pg: 1 of 4

Dec ID 20240701667484

**Send subsequent Tax Bills to:**

MJ Holdings One, LLC  
3750 Oakton St.  
Skokie, IL 60076

**After recording Return to:**

Patrick D. Owens  
Robbins DiMonte, Ltd.  
216 West Higgins Road  
Park Ridge, IL 60068

## SPECIAL WARRANTY DEED

Grantor, Eitan Coresh, a married man ("Grantor"), of Lincolnwood, Illinois, and **MJ Holdings One, LLC**, an Illinois Limited Liability Company ("Grantee"), whose address is 3750 Oakton St., Skokie, Illinois 60076,

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

**Property Address:** 9205 Skokie Blvd., #104, Skokie, Illinois 60077

**Permanent Tax Index Number(s):** 10-15-123-067-1004


TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it.

This is not homestead property.

In Witness Whereof, said Grantor has caused his seal to be hereto affixed, and has caused its name to be signed to these presents, this 24<sup>th</sup> day of June, 2024.

By:   
Eitan Coresh, Grantor



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## LEGAL DESCRIPTION

UNIT NO. 104 IN ROYAL GARDENS CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 17, 18, 19, 20, 21 AND LOT 22 (EXCEPT THE WEST 10.0 FT. THEREOF) IN BLOCK 4 IN DEVONSHIRE HIGHLANDS "L" SUBDIVISION OF LOTS 5, 6 AND 7 IN PARTITION BETWEEN THE HEIRS OF MICHAEL DIEDRICH OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 5 ACRES THEREOF AND EXCEPT SCHOOL LOT (SOUTH 5 ACRES ARE DESIGNATED AS LOT 7), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 25286350 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Property Address:** 9205 Skokie Blvd., #104, Skokie, Illinois 60077

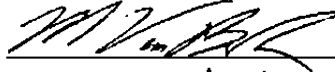
**Permanent Tax Index Number(s):** 10-15-123-067-1004

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## STATEMENT BY GRANTOR AND GRANTEE

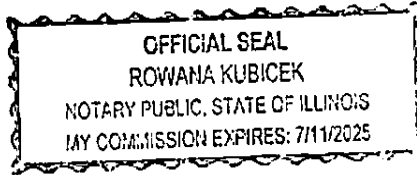
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Date: June 24, 2024

Signature:   
Agent

Subscribed and Sworn to before me  
this 24th day of June, 2024

  
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.

Dated: June 24, 2024

Signature:   
Agent

Subscribed and Sworn to before me  
this 24th day of June, 2024.

  
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 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)