

UNOFFICIAL COPY

This instrument prepared by:

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

Doc#: 2421523014 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/2/2024 9:17 AM Pg: 1 of 4

Doc ID 20240801669260

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: 9211 Skokie Blvd., Unit 107, Skokie, Illinois 60077

Permanent Tax Index Number(s): 10-15-123-067-1007


TOGETHER WITH all hereditaments and appurtenances thereto 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 2nd day of June 2024.

By: 
Eitan Coresh, Grantor

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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 Eitan Coresh, 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 signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of July, 2024.

My commission expires: NOVEMBER 10, 2024
OFFICIAL SEAL
PATRICK D OWENS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/11/24

Notary Public

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

6/24/24
Date

Representative

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: <u>10-15-123-067-007</u>	
ADDRESS: <u>9211 Skokie 1024</u>	
<u>20251</u>	\$ <u>25</u>
<u>7/24/24</u>	<u>MS</u>

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LEGAL DESCRIPTION

UNIT 107 IN ROYAL GARDENS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 17, 18, 19, 20, 21 AND 22 (EXCEPT THE WEST 10.0 FEET 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 SOUTHWEST 1/4 OF THE NORTHWEST 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 LOT 7); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 25286350, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: 9211 Skokie Blvd., Unit 107, Skokie, Illinois 60077

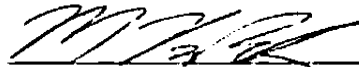
Permanent Tax Index Number(s): 10-15-123-067-1007

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STATEMENT BY GRANTOR AND GRANTEE

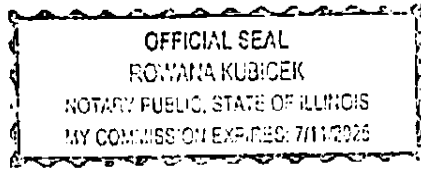
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate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

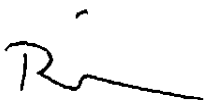


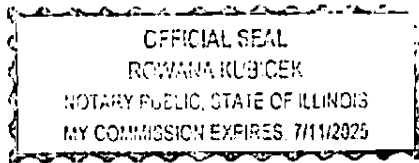
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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