

# UNOFFICIAL COPY

## WARRANTY DEED

LLC to Individual



Doc#: 1519849036 Fee: \$40.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2015 11:42 AM Pg: 1 of 2

THE GRANTOR(S)  
FIDELITY NATIONAL TITLE

545011278 - DW  
1 of 2

(The space above for Recorder's use only)

**Pinnacle Real Estate Investments Group, LLC, a limited liability company created and existing by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of the Village of Roselle, County of DuPage, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Jeremy M. Keller and Ashley O. Keller, husband and wife, of 4203 W. Addison St., #3A, Chicago, Illinois, 60641, not as Tenants In Common and not as Joint Tenants, but as Tenants By The Entirety, the following described Real Estate situated in McHenry County, Illinois, commonly known as 2314 Euclid Ave., Berwyn, Illinois, 60402, legally described as:**

**LEGAL DESCRIPTION: LOT 39 IN BLOCK 4 IN KLIMA'S SUBDIVISION OF LOTS 1 AND 2 IN A PARTITION OF THE WEST 51.49 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 41 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**THIS IS NOT HOMESTEAD PROPERTY**

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

**Permanent Index Number (PIN): 16-30-208-023-0000**

**Address(es) of Real Estate: 2314 EUCLID AVE., BERWYN ILLINOIS 60402**



The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 2<sup>nd</sup> day of June, 2015

(SEAL)

**Pinnacle Real Estate Investments Group LLC**

By: Rahul Visal, Managing Member

THE CITY OF  REAL ESTATE  
BERWYN, IL  TRANSFER TAX  
OR 6-4-15 \$2460.<sup>00</sup>  
COLLECTOR'S OFFICE

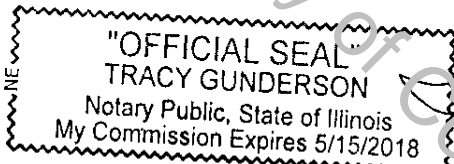
2

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )ss.  
COUNTY OF KANE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Rahul Visal, Managing Member of Pinnacle Real Estate Investments Group, LLC** personally known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2<sup>nd</sup> day of June, 2015.



*Tracy Gunderson*  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires 5/15/18

This instrument was prepared by: Law office of Laurence M. Cohen PC, 1033 W. Golf Road, Hoffman Estates, IL 60169

**MAIL TO:**

Borovsky & Ehrlich, Attorneys In Law  
111 East Wacker Dr., Ste. 1325  
Chicago, IL 60601

**SEND SUBSEQUENT TAX BILLS TO:**

Jeremy M. Keller & Ashley O. Keller  
2314 Euclid Ave.  
Berwyn, IL 60402

**REAL ESTATE TRANSFER TAX** 06-Jul-2015



COUNTY:	123.00
ILLINOIS:	246.00
TOTAL:	369.00

**OR**

16-30-208-023-0000 | 20150501691445 | 1-817-064-320

Recorder's Office Box No. \_\_\_\_\_