

UNOFFICIAL COPY

Att 1604020
WARRANTY DEED
Statutory (Illinois) 111
Corporation to Individual

Doc#: 1603356009 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2016 08:39 AM Pg: 1 of 3

Dec ID 20160101664766
ST/CO Stamp 0-222-024-256 ST Tax \$195.00 CO Tax \$97.50

THE GRANTOR, AB1 ACQUISITIONS, LLC, a Limited Liability Company created and existing under and by virtue of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of ten 00/100 dollars and other good and valuable considerations in hand paid, and pursuant to authority given by the manager(s) member(s) of said Limited Liability Company conveys and warrants to MAGDALENA NGUYEN, of 1305 Fall Court, Wheeling, IL 60090 the following described Real Estate in the County of Cook, in State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Real Estate taxes for the year 2015 and subsequent years and covenants, conditions and restrictions of record.

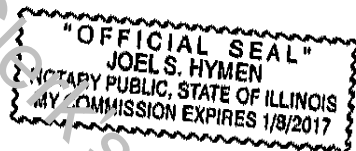
Real Estate Tax Number: 03-09-404-004-0000

Address of Real Estate: 1407 Candlewood Court, Wheeling, Illinois 60090

Dated this 29th day of January, 2016.

AB1 Acquisitions LLC, an Illinois Limited Liability Company,

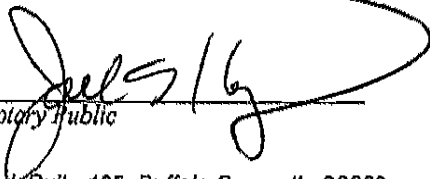
BY:  (SEAL)
Andrei Kisliak, as Member Manager



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ANDREI KISLIAK, personally known to me, appeared before me this day in person and severally acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of January, 2016


Notary Public

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:
JAMES HAMILL
200 W. HIGGINS RD #200
SCHAUMBURG, IL 60195

MAIL TAX BILL TO:
MAGDALENA NGUYEN
1407 CANDLEWOOD CT.
WHEELING, IL 60090


Real Estate Transfer Approved
Initials  Date 1/28/16

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Address Given: 1407 Candlewood Court
Wheeling, IL 60090

Property Tax No(s): 03-09-404-094-0000

Legal Description:

PARCEL 1:

UNIT NUMBER 2, BUILDING 22, LOT 3, IN LAKESIDE VILLAS, UNIT NUMBER 2, BEING A RESUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION DATED DECEMBER 09, 1971 AND RECORDED DECEMBER 17, 1971 AS DOCUMENT NUMBER 21751908, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX	01-Feb-2016
	COUNTY: 97.50
	ILLINOIS: 195.00
	TOTAL: 292.50
03-09-404-094-0000 20160101664766 0-222-024-256	