

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

40022546 1/2



1603247024

Doc#: 1608247024 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/22/2016 09:41 AM Pg: 1 of 3

(3-17)
GIT

THE GRANTOR(S) Agent Equity Partners, L.L.C. an IL Limited Liability Company of the City of Westchester, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Oesterlein Properties, LLC an Illinois Limited Liability Company
(GRANTEE'S ADDRESS) 674 Maunula Lake Bluff, Illinois 60044

of the County of Lake, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any; general real estate taxes for the year 2014 and subsequent years; existing leases and tenancies; special governmental taxes or assessments; party wall rights and agreements, if any; sold "As-Is" hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 03-12-300-126-0000
Address(es) of Real Estate: 408 Inland, Wheeling, Illinois 60090

Dated this 29th day of Feb ^{Dr.} 2016

Anthony J. Oesterlein
Agent Equity Partners, L.L.C. an IL Limited Liability Company, by Anthony J. Oesterlein Manager



Real Estate Transfer Approved

Initials MS Date 2/29/16

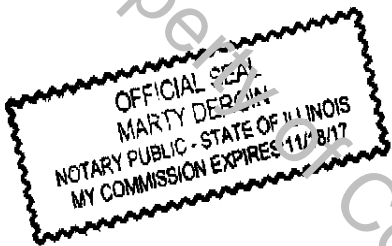
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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Agent Equity Partners, L.L.C. an IL Limited Liability Company by Anthony J. Giannini, manager

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 29th day of Feb. 2016



[Signature] (Notary Public)

Prepared By:
MARTY DEROIN
ATTORNEY AT LAW
SUITE 2025
210 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603

Mail To:
Oesterlein Properties, LLC an Illinois Limited Liability Company
408 Inland
Wheeling, Illinois 60090

Name & Address of Taxpayer:
Oesterlein Properties, LLC an Illinois Limited Liability Company
408 Inland
Wheeling, Illinois 60090

REAL ESTATE TRANSFER TAX 15-Mar-2016



COUNTY: 191.00
ILLINOIS: 382.00
TOTAL: 573.00

03-12-300-126-0000 | 20160101663533 | 0-424-584-768

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EXHIBIT "A"**Legal Description****PARCEL 1:**

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1002.90 FEET EAST AND 102.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 6.00 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 10.58 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 62.75 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 53.46 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 56.75 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT 88253526.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED ON OCTOBER 12, 1978 AS DOCUMENT 24666972.

PARCEL 4:

EASEMENT FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT 88253528 AND BY SUPPLEMENTAL DECLARATION TO FIRST AMENDMENT TO AGREEMENT TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 19, 1989 AND RECORDED ON DECEMBER 20, 1989 AS DOCUMENT 89608946.