


# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY



\*1704504025D\*

Doc# 1704504025 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2017 11:05 AM PG: 1 OF 3

**FIRST AMERICAN TITLE**  
**FILE # 2707132**

Preparer File: Local - Talcott  
FATIC No.: 2777132

THE GRANTOR, Local Properties, LLC Series R, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Frederick C Neslund, divorced and not since remarried, of 1407 W Talcott Rd Park Ridge, IL 60068 of the County of Cook, the following described Real Estate situated in the County of 1407 W Talcott Rd in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record

Permanent Real Estate Index Number(s): 09-35-313-020-0000

Address(es) of Real Estate: 1407 W Talcott Rd  
Park Ridge, IL ~~60191~~  
60068

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:



31st day of January, 20 17

Local Properties, LLC Series R

By: Tamera S MacMahon  
Tamera S MacMahon, Manager



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
No. 42971

REAL ESTATE TRANSFER TAX		07-Feb-2017	
		COUNTY:	242.50
		ILLINOIS:	485.00
		TOTAL:	727.50
09-35-313-020-0000		20170101608003   0-299-270-848	

S Y  
P 3  
S N  
SC Y  
INT AB



First American  
Title Insurance Company

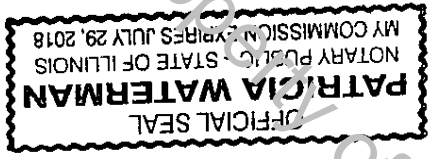
Warranty Deed - LLC

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STATE OF ILLINOIS, COUNTY OF DePage SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Tamera S Macahon, personally known to me to be the Manager of the Local Properties, LLC Series R and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Tamera S Macahon signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of January, 2017.



Patricia Waterman  
Notary Public

Prepared by:  
Macahon & Associates  
1517 N. Dee Rd.  
Park Ridge, IL 60068

Mail to:  
Macahon & Associates  
115 E. Commercial St.  
Wood Dale, IL 60191

Name and Address of Taxpayer:  
Frederick C Neslund  
1407 W Talcott Rd  
Park Ridge, IL 60191

*Property of Cook County Clerk's Office*



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## Exhibit "A" – Legal Description

LOTS 7 AND 8 IN BLOCK 13 AND THE NORTHERLY 1/2 OF THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING LOTS 7 AND 8 AFORESAID IN THE HULBERT'S DEVONSHIRE TERRACE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 8432592, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

