

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR

Sunbridge Properties LLC
an Illinois limited liability company
751 Linden Street
Lake Forest, Illinois 60045

Doc#: 1724146045 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2017 08:31 AM Pg: 1 of 2

Dec ID 20170801611003
ST/CO Stamp 0-576-615-360 ST Tax \$230.00 CO Tax \$115.00

(The Above Space for Recorders Use Only)

1 of 2 17-1292
of the City of Lake Forest and County of Lake, State of Illinois for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

Teodora Castillo, *as single person*

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description.)

Permanent Index Number(s) (PIN): 04-08-200-038-1020; 04-08-200-038-1052
Address(es) of Real Estate: 3070 Pheasant Creek Dr. ~~3070~~ 302, Northbrook, IL 60062

APT.

DATED this 23 day of August, 2017.

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

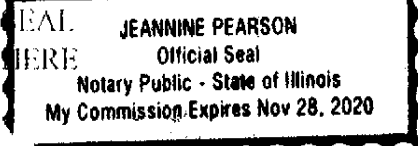
Sunbridge Properties LLC
an Illinois limited liability company

By: *Joe Pasquini*
Its: *manager*

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS

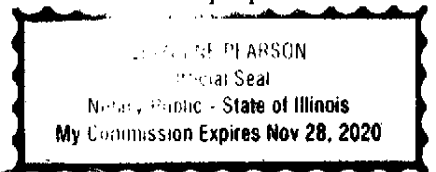
Joseph Pasquesi



personally known to me to be the same person(s) whose name(s) is/are subscribed to 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.

Given under my hand and official seal, this 23 day of August 2017.

Commission expires 11/28/2020



Notary Public

This instrument was prepared by: Ronald Rosenblum, Esq., 111 W. Washington St., #1863, Chicago, Illinois 60602

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Legal Description

of premises commonly known as 3070 Pheasant Creek Dr. ^{Apt.} ~~302~~ 302, North Brook, IL 60062

PARCEL 1:

UNIT NUMBER 302-B AND GARAGE UNIT NUMBER P-25 IN PHEASANT CREEK CONDOMINIUM NUMBER 5, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT A AND B IN WHITE PLAINES UNIT NUMBER 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF 2 ACRES CONVEYED TO F. WALTER, DECEMBER 4, 1849 AS DOCUMENT NUMBER 24234, ALL IN COOK COUNTY, ILLINOIS WHICH TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: *WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 25459822,*

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PHEASANT CREEK ASSOCIATION RECORDED AS DOCUMENT NUMBER 22648909, AS SUPPLEMENTED FROM TIME TO TIME AND IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT NUMBER 25459821 AND 25926881.

REAL ESTATE TRANSFER TAX

28-Aug-2017



COUNTY:	115.00
ILLINOIS:	230.00
TOTAL:	345.00

04-08-200-038-1020

| 20170801611003 | 0-576-615-330

SEND SUBSEQUENT TAX BILLS TO:

*Teatorca Castillo
3070 Pheasant Creek Dr.
Unit 302
Northbrook, IL 60062*

MAIL TO: *ERIC T. PERRY
725 E. Dundee #204
Arlington Heights, IL 60004*