## **UNOFFICIAL COPY**

## WARRANTY DEED

ILLINOIS STATUTORY

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH D. PALMISANO 19 S. LASALLE STREET SUITE 900

CHICAGO, ILLINOIS 60603

MAIL TO:

ANDREW H. TRIPP 70 W. MADISC N STREET **SUITE 3500** CHICAGO, ILL NOIS 60602

NAME/ADDRESS OF TAXPAYER:

MJA CAPITAL, LLC 400 S. LINCOLN LANE ARLINGTON HEIGHTS, ILLINOIS 60005



Doc# 1733529069 Fee ≇40.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/01/2017 01:12 PM PG: 1 OF 2

RECORDER'S STAMP

THE GRANTOR, PHOEBUS COMPANY LLC, an Illinois limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Ulinois, for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MJA CAPITAL, LLC, an Illinois limited liability company, 400 S. Lincoln Lane, Arlington Heights, Illinois 60005, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 183 IN HIGGINS INDUSTRIAL PARK UNIT 125, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

08-27-200-029-0000

Commonly Known as:

381-387 CROSSEN AVENUE

ELK GROVE VILLAGE, ILLINOIS 60007

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2017 and subsequent years.

**REAL ESTATE TRANSFER TAX** 

COUNTY: 350.00 ILLINOIS: 700.00 TOTAL: 1,050,00 08-27-200-029-0000

20171101657010 2-017-479-616





1733529069 Page: 2 of 2

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Managers this 27th day of November, 2017.
PHOEBUS COMPANY LLC an Illinois limited liability company  By:  Daniel Brown, Manager
By: David Scurto, Manager
State of Illinois )  Kendall ) SS.  County of Cook )
HEREBY CERTIFY that Daniel Brown and David Scur, as Managers of PHOEBUS COMPANY LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the company, for the uses and purposes therein set forth.
Given under my hand and official seal this 27th day of November, 2017.

Official Seal
Catherine L Fulgham
Notary Public State of Illinois
My Commission Expires 09/01/2020