UNOFFICIAL COPY

Doc#. 1830219073 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 10/29/2018 09:30 AM Pg: 1 of 3

Dec ID 20181001615479

ST/CO Stamp 1-439-161-504 ST Tax \$1,300.00 CO Tax \$650.00

WARRANTY DEED

(ILI ANDIS)

GIT

The Above Space for Recorder's Use Only

4/18411533 817/1

THE GRANTOR, TDS PEAL ESTATE HOLDINGS, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Ill nois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said company, CONVEYS AND WARRANTS to MBR PROPERTIES & MANAGEMENT, LLC—7100 N. RIDCEWAY SERIES, an Illinois Series Limited Liability Company, of 2640 Patriot Boulevard, Suite 220, Glenview, Illinois, GRANTEE, all of Grantor's right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 (EXCEPT THE NORTH 581 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) AND LOT 4 (EXCEPT THE SOUTH 46° FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF) IN JOHN R. WALL'S ADDITION TO LINCOLNWOOD, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

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): 10-35-104-075-0000

Address(es) of Real Estate: 7100 Ridgeway Avenue, Lincolnwood, Illinois 60712

1830219073 Page: 2 of 3

UNOFFICIAL CO

DATED this 25th day of October, 2018.

TDS REAL ESTATE HOLDINGS, LLC

an Illinois limited liability corporation

Timothy Sperling, managel

STATE OF ILLINOIS

) ss. COUNTY OF COOK

I, the understoned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Sperling, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be the manager of TDS REAL ESTATE HOLDINGS, LLC, an Illinois limited liability company, and acknowledged that as such manager, he signed, sealed and delivered the said instrument, pursuant to authority given by the company as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and rurpeses therein set forth.

Given under my hand and official seed this 35^{40} day of October, 2018.

OFFICIAL SEAL CHRISTINA M. PRESSLAK Notary Public - State of Illinois My Commission Expires 2/27/2021

My Commission expires 2 (27)

THIS INSTRUMENT PREPARED BY:

David A. Kallick Benjamin, Gussin & Associates 801 Skokie Boulevard, Suite 100 Northbrook, Illinois 60062

MAIL TO:

Patrick J. O'Malley Jr. Attorney at Law 12314 S. 86th Avenue Palos Park, Illinois 60464

26-Oct-2018 REAL ESTATE TRANSFER TAX 650.00 COUNTY: 1,300,00 ILLINOIS: 1,950.00 TOTAL: 20181001615479 1-439-181-504

SEND SUBSEQUENT TAX BILLS TO: MBR PROPERTIES & MANAGEMENT, LLC 2640 Patriot Boulevard, Suite 220 Glenview, Illinois 60026

1830219073 Page: 3 of 3

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other nonetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name:	TDS Real Estate Holdings, LLC
Mailing Address:	710CN Ridgeway
AMARIA	Lincoln word, UL 60712
Telephone No.:	
Attorney or Agent:	45
Telephone No.:	
Property Address:	7100 N Ridgeway
- Anthropology	Lincolnwood, IL 60712
Property Index Number (PIN):	10-35-104-075-0000
Water Account Number:	110135-000
Date of Issuance:	10/24/2018
State of Illinois) County of Cook)	VILLAGE OF LINCOLNWOOD
This instrument was acknowledged b on 10/24/2018, by Yanin Cano	efore me By: Robert Merkel,
(Signature of Notary Public)	Finance Director
YANIN CANO OFFICIAL SEAL Notary Public, State of Illinol My Commission Expires October 19, 2020	3