

UNOFFICIAL COPY

Doc#: 2000646028 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/06/2020 09:03 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to Individual)

Dec ID 20191201658420
ST/CO Stamp 0-761-400-672 ST Tax \$571.00 CO Tax \$285.50

AFTER RECORDING MAIL TO:

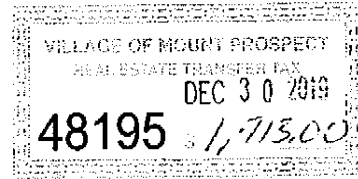
DAVE LASKOWSKI
19 N. Elmhurst Avenue
Mount Prospect, IL 60056

NAME AND ADDRESS OF TAXPAYER

Scott Schneider and David Laskowski
19 N. Elmhurst Avenue
Mount Prospect, IL 60056

GRANTOR, PARK TERRACE MOUNT PROSPECT, LLC, an Illinois limited liability company, for an in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to Grantees:

David ~~L~~ Laskowski and Scott ~~S~~ Schneider, a married couple
40 E. Northwest Highway, Unit 214 ~~husband and~~
Mount Prospect, IL 60056 ~~husband~~



not as joint tenants or as tenants in common but as tenants by the entirety, the following real estate situated in the Village of Mount Prospect Cook County, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

~~also hereby grants to the Grantees, its successors and assigns as right and easements appurtenant to the above describe real estate, the rights and easements for the benefit of said property set forth in the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and easements for Park Terrace Mount Prospect ("Declaration") recorded in Cook County, Illinois on November 5, 2019 as Document No. 1930916051 and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.~~ This Deed is also subject to: current general real estate taxes; applicable laws, ordinances, codes, rules and regulations; covenants, conditions and restrictions and building lines of record; acts done or suffered by Grantees; and all exceptions set forth in Exhibit A attached.

CT 19018675PK 2/3 ECA

REAL ESTATE TRANSFER TAX

31-Dec-2019



COUNTY:	285.50
ILLINOIS:	571.00
TOTAL:	856.50

03-34-320-053-0000

| 20191201658420 | 0-761-400-672

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Permanent Real Estate Index Number(s): 03 34 320 053 0000, 03 34 320 054 0000 and ~~XXXX~~
Address of Real Estate: 19 N. Elmhurst Avenue, Mount Prospect, IL 60056

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 30 day of December, 2019.

Park Terrace Mount Prospect, LLC

By: [Signature]
Richard Bondarowicz, Member

By: [Signature]
Slawomir Miodowski, Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Richard Bondarowicz and Slawomir Miodowski, known by me personally to be the Members of Park Terrace Mount Prospect, LLC, an Illinois limited liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that as such Members, they signed and delivered the said instrument pursuant to authority given by them as Members of Park Terrace Mount Prospect, LLC, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company on behalf of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30 day of December, 2019.

Tamara Moss
NOTARY PUBLIC

This Instrument prepared by: John A. Kukankos, One South Wacker, Ste. 2500, Chicago



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EXHIBIT "A"

Order No.: 19018625PK

For APN/Parcel ID(s): 03-34-320-053-0000 and 03-34-320-054-0000

THE EAST 24.00 FEET OF THE WEST 61.66 FEET OF THE SOUTH 66 FEET OF THE NORTH 90.5 FEET OF LOT 1 IN PARK TERRACE SUBDIVISION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 2018 AS DOCUMENT NUMBER 1824845051, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois)
)
County of Cook)

Park Terrace Mount Prospect, LLC an Illinois limited liability company, being duly sworn on oath, states that it resides in Arlington Heights, Illinois and the attached Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- (3.) The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange or parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE

Park Terrace Mount Prospect, LLC

By: *Jr. A. Kirkman*
General Counsel

Subscribed and sworn to before me
this 27 day of December, 2019

Connie McLean
Notary Public

