

# UNOFFICIAL COPY



\*2001022029\*

Doc# 2001022029 Fee \$88.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/10/2020 02:51 PM PG: 1 OF 6

19107416

## WARRANTY DEED

Corporation to LLC

This agreement, made his 3RD day of DECEMBER, 2019, between

North Shore Holdings, LTD (Grantor) of 6859 W. Belmont Ave., Chicago, IL 60634, a corporation 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 Illinois, party of the first part, and

North Shore Propco, LLC (Grantee) of Corporation Trust Center 1209 Orange Street Wilmington, New Castle County, Delaware, 19801, a limited liability company created and existing under and by virtue of the laws of the State of Delaware party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows to wit

PARCEL 1 :

Address: 380 Littleton Trail, Elgin, IL 60120 Pin: 06-20-208-018-1225

PARCEL 1A: UNIT 55-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FIELDSTONE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08089911, AS AMENDED FROM TIME TO TIME, IN SECTION 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B: EASEMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OR PARCEL 1 OVER, ON, ACROSS, AND THROUGH ADJOINING LAND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08065512.

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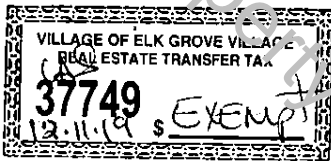


Village of Elmwood Park

TRANSFER STAMP

EXEMPT 12-10-19

*JB*



Village of Elmwood Park

Transfer Stamp

EXEMPT

*12-10-19*

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. -

*7957*  
*12/11/19*  
Approved/Date

REAL ESTATE TRANSFER TAX

10-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

06-20-208-018-1225

| 20191101650477 | 0-668-495-200

PROPERTY OF COOK COUNTY Clerk's Office

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## PARCEL 2:

Address: 52 Ridgewood Rd, Elk Grove Village, IL 60007 Pin: 08-21-411-023-0000

LOT 97 IN ELK GROVE VILLAGE SECTION 1 NORTH, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 21, 1957 AS DOCUMENT 1718827 IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

Address: 83 Kendal Rd, Elk Grove Village, IL 60007 Pin: 08-32-404-011-0000

LOT NUMBER 3490 IN ELK GROVE VILLAGE SECTION 11, BEING A SUBDIVISION IN SECTIONS 32 AND 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON AUGUST 24, 1962 AS DOCUMENT 18572095, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

Address: 7824 W. Oakleaf Avenue, Elmwood Park, IL 60707 Pin: 12-25-303-012-0000

LOT 20 IN BLOCK 30 IN WESTWOOD, BEING A MILLS AND SON'S SUBDIVISION OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 5:

Address: 2442 North 76th Court, Elmwood Park, IL 60707 Pin: 12-25-331-014-0000

THE NORTH 30 FEET OF THE SOUTH 70 FEET OF LOT 2 IN BLOCK 20 IN THE SUBDIVISION OF THE FIRST ADDITION ELLSWORTH, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892, IN BOOK 56 OF PLATS, PAGE 8 AS DOCUMENT 1706944, IN COOK COUNTY, ILLINOIS, LYING IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 6:

Address: 626 Whispering Oaks, Palatine, IL 60074 Pin: 02-02-203-065-1014

PARCEL 6A: UNIT 22-1LM IN WHISPERING OAK CONDOMINIUM II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF

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CONDOMINIUM RECORDED MAY 4, 1998 AS DOCUMENT NO. 98361989, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 6B: EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 7:

Address: 19028 Harding Avenue, Flossmoor, IL 60422 Pin: 31-02-313-031-0000

LOT 1 IN PLAT OF CONSOLIDATION OF LOTS 18 AND 19 IN BLOCK 1 IN FLOSSMOOR HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 16, 1925 AS DOCUMENT NUMBER 9068269, ALSO THE EAST 1/2 OF THAT PART OF THE VACATED 20.0 FOOT NORTH AND SOUTH ALLEY IN SAID BLOCK 1 LYING WEST OF AND ADJACENT TO SAID LOTS 18 AND 19 IN SAID BLOCK 1, ALSO THAT PART OF THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY IN SAID BLOCK 1 LYING SOUTH OF AND ADJACENT TO SAID LOT 18, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8:

Address: 1446 Marengo Avenue, Forest Park, IL 60130 Pin: 15-24-211-047-0000

LOT 25 AND THE SOUTH 7.75 FEET OF LOT 26 IN BLOCK 10 ALL IN BRADISH AND MIZNER'S ADDITION TO RIVERSIDE BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.



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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Dec. 3<sup>rd</sup>, 2019

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me, By the said **KENNETH LEBOVIC**, This 3<sup>rd</sup> day of December, 2019

Commission expires Jun. 7<sup>th</sup>, 2021

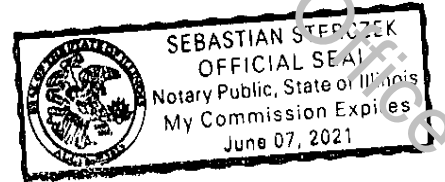
[Signature]  
NOTARY PUBLIC



The **grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Dec. 3<sup>rd</sup>, 2019

Signature: [Signature]  
Grantee or Agent



Subscribed and sworn to before me, By the said **KENNETH LEBOVIC**, This 3<sup>rd</sup> day of December, 2019

Commission expires Jun. 7<sup>th</sup>, 2021

[Signature]  
NOTARY PUBLIC