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Doc#: 2009339162 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/02/2020 11:53 AM Pg: 1 of 3

Dec ID 20200301633199
ST/CO Stamp 0-943-214-816 ST Tax \$415.00 CO Tax \$207.50

Property of Cook County Clerk's Office

Warranty Deed

F# 19109307

ORNTIC File Number:
Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453
312-641-7799

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19109307 1/1

WARRANTY DEED LLC TO INDIVIDUAL (Illinois)

THE GRANTOR(S): VAB1805 LLC, an Illinois limited liability company,

An Illinois Limited Liability Company duly incorporated under the laws of the State of Illinois pursuant to the authority of its Members, in certain considerations of the sum of \$10.00 DOLLARS, cash and other valuable consideration in hand paid, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, convey, remise release and forever Warrants unto said

GRANTEE(S):

Richard A. Wagner, as Trustee of the Richard A. Wagner Trust, (Address of Grantee)

of the City of Broadview, County of Cook, State of Illinois, on behalf of himself/herself, their heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest claim or demand which the Grantor may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

LOTS 20, 21, 22 AND 23 IN BLOCK 2 IN SHELFTON BROTHERS 25TH AVENUE AND HARRISON STREET ADDITION TO BROADVIEW, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent index number: 15-16-405-021; 15-16-405-043

15-16-405-021-0000
15-16-405-043-0000

Property address: 1805 Beach St
Broadview, IL 60155

THIS IS NOT HOMESTEAD PROPERTY

In witness whereof, said limited liability company has caused this document to be executed on its behalf by Craig B. Cohen all in accordance with its operating agreement.

DATED this 3/4/2020

REAL ESTATE TRANSFER TAX		26-Mar-2020
	COUNTY:	207.50
	ILLINOIS:	415.00
	TOTAL:	622.50
15-16-405-021-0000 20200301633199 0-943-214-816		

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE

Village of Broadview

03/05/20

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State of: IL

County of: Cook

I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: *Craig B. Cohen*, personally known to me to be the same whose subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that signed, sealed and delivered the instrument in respective position of *President* of said VAB1805 LLC, an Illinois limited liability company, Limited Liability Company, pursuant to authority given by the Operating Agreement of said Limited Liability Company as its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal,

Leticia Madrigal

Notary Public,

My Commission expires: 5.11.23



Prepared By:

SEAN MULRONEY
SEAN MULRONEY + ASSOCIATES
516 N OGDEN SUITE 191
CHICAGO IL 60642

Send Tax Bills To: *Richard A Wagner*
1838 N. Elston Avenue
Chicago, IL 60642

~~After recording return to:~~ *DEMO, Inc*
11 S. Dunton Avenue
Arlington Heights, IL 60005

Hail To:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
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