

# UNOFFICIAL COPY

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206NW653005CL  
CEB 1 of 1

Doc#. 2010603031 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/15/2020 09:05 AM Pg: 1 of 4

Dec ID 20200401654707  
ST/CO Stamp 0-144-224-480 ST Tax \$315.00 CO Tax \$157.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

2314 Group LLC, an Illinois limited liability  
company  
715 Nashua Court  
Crystal Lake, IL 60012

(The Above Space for Recorder's Use Only)

THE GRANTOR 2314 Group LLC, an Illinois limited liability company, a Corporation licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to 2314 Rand LLC, an Illinois Limited Liability Company, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

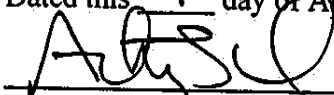
**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 02-02-101-002

Property Address: 2314 Rand Road, Palatine, IL

**SUBJECT TO:** Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 1 day of April, 2020.

  
\_\_\_\_\_  
2314 Group LLC, an Illinois limited liability company  
Anthony S. Loessl, Managing Member

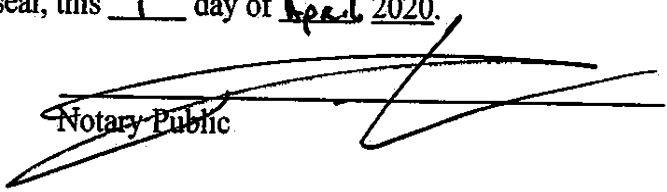
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STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF MCHENRY        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony S. Loessl, Managing Member of 2314 Group LLC, an Illinois limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1 day of April, 2020.

-----  
Patrick J. Smith  
NOTARY PUBLIC  
State of Illinois  
My Commission Expires 6/21/2021  
-----

  
Notary Public

THIS INSTRUMENT PREPARED BY  
Law Office of Patrick Smith  
210 Crystal Street, Suite A  
Cary, IL 60013

MAIL TO:

Anthony DeFrenza  
707 Skokie Blvd  
#410  
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

2314 Rand LLC, an Illinois Limited Liability  
Company  
2314 Rand Road  
Palatine, IL 60067

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## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2,  
 TOWNSHIP 42 NORTH,  
 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF RAND  
 ROAD, WITH THE  
 WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, SAID  
 POINT OF  
 INTERSECTION BEING 16.12 FEET, SOUTH OF THE NORTHWEST CORNER OF THE  
 NORTHEAST 1/4 OF  
 THE SOUTHWEST 1/4 OF SECTION 2; THENCE SOUTHEASTERLY ALONG THE  
 CENTER LINE OF SAID  
 RAND ROAD, 301.98 FEET, TO A POINT OF BEGINNING; THENCE SOUTHEASTERLY  
 ALONG THE CENTER  
 LINE OF RAND ROAD 75 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE,  
 356.37 FEET TO A  
 POINT IN THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
 SAID SECTION 2, THAT  
 IS 518.12 FEET, SOUTH OF THE ABOVE DESCRIBED POINT OF INTERSECTION, OF  
 THE CENTERLINE OF  
 RAND ROAD, WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST  
 1/4 OF SAID  
 SECTION 2; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF  
 THE NORTHWEST 1/4  
 OF SAID SECTION 2, AFORESAID, 103.33 FEET; THENCE NORTHEASTERLY IN A  
 STRAIGHT LINE 285.3  
 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

DATE OF THIS INSTRUMENT: \_\_\_\_\_

DUTY OF \_\_\_\_\_

TO HAVE AND TO HOLD \_\_\_\_\_

TO THE SAID \_\_\_\_\_

TO HAVE AND TO HOLD \_\_\_\_\_

TO THE SAID \_\_\_\_\_

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Notary Public

My Comm. Expires

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