

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS - LLC GRANTOR

THE GRANTOR,

*2065A 733034LP
1053ALM*

Madison Elgin Management Company, LLC,
an Illinois Limited Liability Company, of the
City of Forest Park, County of Cook and State of
Illinois for and in consideration of Ten and No/100
Dollars, and other good and valuable considerations in
hand paid, Convey and Warranty unto:

**MartiniX2 LLC, an Illinois limited liability
company,**

the following described real estate situated in the
County of Cook in the State of Illinois, to wit:



**SEE LEGAL DESCRIPTION ATTACHED
HERETO**

hereby releasing and waiving all rights under and by
virtue of the Homestead Exemption Laws of the State
of Illinois. Subject to general taxes for 2019 and
subsequent years and to covenants, conditions and
restrictions of record.

(Above Space for Recorder's Use Only)

Permanent Real Estate Index Number: **15-13-207-021-0000 and 15-13-207-027-0000**
Address of Real Estate: **7204-7214 Madison Street, Forest Park, IL 60130, and
410 Elgin Avenue, Forest Park, IL 60130**

JULY, 2020, IN WITNESS WHEREOF, the grantor(S) aforesaid HAS herunto set HIS hands and seals this 28 day of

REAL ESTATE TRANSFER TAX	30-Jul-2020
	COUNTY: 1,075.00
	ILLINOIS: 2,150.00
	TOTAL: 3,225.00

15-13-207-001-0000 | 20200701645095 | 0-006-921-952

Kevin Morgan
Madison Elgin Management Company, LLC
By: Kevin Morgan, Member and Manager

State of ~~Illinois~~ *Michigan*, County of ~~Cook~~ *Grand Traverse*, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kevin Morgan**, Managing Member, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 28 day of July, 2020.

KEVIN CONLIN
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires Jan 6, 2026
Acting in the County of *Grand Traverse*

[Signature]
Notary Public

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. **8253**
dm 7/24/2020
Approved/Date

This instrument was prepared by: *Steven D. Schroeder*, 134 N. LaSalle St., Ste 2100, Chicago, IL 60603 (312) 781-9408

MAIL TO: *Zabel Law*
55 W. Monroe St #3320
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
MartiniX2, LLC
7214 Madison St.
Forest Park, IL 60130

CTH

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LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 150 FEET OF LOT 1 IN BLOCK 1 IN CARNEY'S ADDITION TO HARLEM IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3, 4 AND 5 IN SHANK'S SUBDIVISION OF THE NORTH 330 FEET OF THE EAST 132 FEET OF THE NORTHEAST ¼ AND THE SOUTH 147 FEET OF LOT 1 IN BLOCK 1 IN CARNEY'S ADDITION TO HARLEM OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 5 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5, 42.28 FEET; THENCE SOUTH ALONG A LINE WHICH RUNS BETWEEN 2 EXISTING BRICK BUILDINGS A DISTANCE OF 63.34 FEET TO A POINT ON SAID LINE WHICH IS 42.33 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTH ALONG A LINE WHICH RUNS ALONG THE WEST FACE OF AN EXISTING BRICK BUILDING, A DISTANCE OF 19.97 FEET TO A POINT ON SAID LINE WHICH IS 42.39 FEET WEST OF THE EAST LINE OF SAID LOT 5; THENCE SOUTH 66.69 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5, SAID POINT BEING 42.30 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, 42.30 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5, 150.0 FEET TO THE PLACE OF BEGGINNING IN SHANKS SUBDIVISION OF THE NORTH 330 FEET OF THE EAST 132 FEET OF THE NORTHEAST ¼ AND THE SOUTH 147 FEET OF LOT 1 IN BLOCK 1 IN CARNEY'S ADDITION TO HARLEM) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 15-13-207-001-0000 & 15-13-207-027-0000

PROPERTY ADDRESS: 7204-7214 MADISON STREET & 410 ELGIN AVENUE, FOREST PARK, ILLINOIS 60130