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WARRANTY DEED

MAIL TO:

Rodney H. Piercey Piercey & Associates, Ltd. 1525 S. Grove Avenue, Suite 204 Barrington, Illinois 60010

TAXPAYER NAME & ADDRESS:

Rockwood Property Group LLC 1013 Howard Drive Barrington, Illinois 60010 6019 3 Schrumb/19



Doc# 2023813064 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2020 12:09 PH PG: 1 OF 4

THE GRANTORS, CEORGE NAVA and GINA NAVA (a/k/a GINA A. NAVA), husband and wife, of 1013 Howard Drive, Village of Schaumburg, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to ROCKWOOD PROPER C. GROUP LLC, an Illinois limited liability company, of 1013 Howard Drive, Schaumburg, Illinois 60193, the following described real estate situated in Cook County, State of Illinois to wit:

LEGAL DESCRIPTION IS SET FORTH ON THE ATTACHED EXHIBIT A, WHICH IS BY THIS REFERENCE INCORPORATED HERFIN.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTORS.

THIS DEED HAS BEEN PREPARED AS AN ACCOMMODATION WITHOUT THE REVIEW OF TITLE.

Exempt under provisions of Paragraph E, Section 4 st. the Real Estate Transfer Act.

Date: June 10, 2020

Grantee or Agei t

Permanent Real Estate Index Number(s): 07-22-402-045-1096

Address(es) of Real Estate: 325 Lambert Drive, Unit 2D, Schaumburg, Illinois 69193

Together with all easements, appurtenances and hereditaments thereunto belonging. Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building times and easements as exist. To have and to hold said premises forever.

DATED this 10th day of June, 2020.

GEORGE NAVA

Man Maya

GINA NAVA

VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX
39008

| REAL ESTATE TRANSFER TAX | | | TAX | 18-Aug-2020 |
|--------------------------|--------------------|--|----------------------------------|-------------|
| | | The same of the sa | COUNTY: | 0.00 |
| | | SMA | ILLINOIS: | 0.00 |
| | | | TOTAL: | 0.00 |
| | 07-22-402-045-1096 | | L 20200601609650 L 1-140-564-448 | |

S W S W SC Y E W

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| STATE OF ILLINOIS |) |
|-------------------|-------|
| |) SS: |
| COUNTY OF COOK |) |

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that GEORGE NAVA and GINA NAVA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person or via audio and video transmissions, and acknowledged that the grantors, who are currently physically located in the State of Illinois, signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of June, 2020.

BRADLEY THOMAS COMER
Official Seal
Notary Public - State of Ill inois
My Commission Expires Jan 23, 2024

Notary Pablic

This instrument was prepared by Rodney H. Piercey, Piercey & Associates, Ltd., 1525 S. Grove Avenue, Suite 204, Barrington, Illinois 60010.

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EXHIBIT A

Legal Description:

Parcel 1:

Unit 1-4-13-RD-2 together with an undivided percentage interest in the common elements in Lexington Village Coach House Condominium as delineated and defined in the Declaration recorded as Document No. 24383272. as amended from time to time, in the Southeast quarter of Section 22 and the Southwest quarter of Section 23, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Perpetual and exclusive easement in and to Garage Unit No. C-1-4-13-RD-2 for the benefit of Parcel 1 as set forth and defined in Document No. 24383272, as amended.

Permanent Real Estate Index Number(s): <u>07-22-402-045-1096</u>

2-e.Un. Address(es) of Real Estate: 325 Lambert Drive, Unit 2D, Schaumburg, Illinois 60193

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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: June 10, 2020

Signature: Hundle Grantor or Agent

Subscribed and sworn to before me by said GINA NAVA this 10th day of June 2020.

Notary Public

BRADLEY THOMAS COMER Official Seal Notary Public - State of Illinois My Commission Expires Jan 23, 2024

The grantee or the grantee's 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 and hold title to regirestate under the laws of the State of Illinois.

Dated: $\frac{lo}{10}$, 2020

Subscribed and sworn to before me by said GINA NAVA

this 10th day of June, 2020

Notary Public

BRADLEY THOMAS COMER Official Seal Notary Public - State of Illinois Ay Commission Expires Jan 23, 2024

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)