

UNOFFICIAL COPY

Doc#: 2025839120 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/14/2020 11:33 AM Pg: 1 of 2

Warranty Deed

Dec ID 20200701633139
ST/CO Stamp 1-232-719-584 ST Tax \$11,750.00 CO Tax \$5,875.00

ILLINOIS

CT 205TO17SINB
111

Above Space for Recorder's Use Only

THE GRANTOR(s) 513 Sheridan, LLC, an Illinois limited liability company, of the Village of Northfield, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANTY(s) to Chicago Title Land Trust #8002383561 dated June 19, 2020, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: **(See Page 2 for Legal Description)**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


SUBJECT TO: General real estate taxes not due and payable at the time of closing; 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.

Permanent Real Estate Index Number(s): 05-22-00-054-0000 and 05-22-100-055-0000
Address(es) of Real Estate: 513 Sheridan Road, Kenilworth, Illinois 60043

The date of this deed of conveyance is July 21, 2020.

513 Sheridan, LLC

By:



(SEAL) Leo Birov, Trustee of the Leo Birov Trust, Member of 513 Sheridan, LLC

(SEAL)

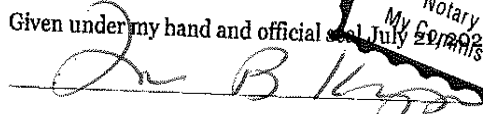
(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leo Birov, Trustee of the Leo Birov Trust, Member of 513 Sheridan, LLC, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal July 21, 2020



Notary Public

LORI B. KNEPPER
Notary Public - State of Illinois
Official Seal
My Commission Expires Feb 21, 2021

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LEGAL DESCRIPTION

For the premises commonly known as 513 Sheridan Road, Kenilworth, Illinois 60043

Parcel 1: The Southeasterly 479 1/2 feet of Lot "A" (parallel with and measured perpendicular to the Southeasterly line of said Lot "A") of the consolidation of lands in the Southwest 1/4 of Section 22 and the Northwest 1/4 of Section 27, Township 42 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded April 30, 1925 as document 8890724; excepting therefrom the Southeasterly 375 feet of said Lot "A" (parallel with and measured perpendicular to the Southeasterly line of said Lot "A") and excepting therefrom the Southwesterly 175 feet (as measured on the Southeasterly and Northwesterly lines of said tract), in Cook County, Illinois.

Parcel 2: The Southwesterly 175.0 feet as measured on the Southeasterly and Northwesterly lines of the following tract of Land: The Southeasterly 479 1/2 feet of Lot "A" (parallel with and perpendicular to the Southeasterly line of said Lot "A") of the consolidation of lands in the Southwest 1/4 of Section 22 and the Northwest 1/4 of Section 27, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded April 30, 1925 as document 8890724, excepting therefrom the Southeasterly 375 feet of said Lot 'A' (parallel with and measured perpendicular to the Southeasterly line of said Lot 'A'), in Cook County, Illinois.

Property of Cook County Clerk's Office

This instrument was prepared by: Ruchim & Hudson, P.C. 3000 Dundee Road, Suite 415 Northbrook, Illinois 60062	Send subsequent tax bills to: Chicago Title Land Trust #8002383561 dated June 19, 2020 <u>513 Sheridan Road</u> <u>Kenilworth IL 60043</u>	Recorder-mail recorded document to: <u>Chicago Title Land Trust</u> <u>513 Sheridan Road</u> <u>Kenilworth IL</u> <u>60043</u>
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