

UNOFFICIAL COPY

WARRANTY DEED GENERAL

Doc#: 2027606204 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2020 12:30 PM Pg: 1 of 2

Dec ID 20200601617145
ST/CO Stamp 1-013-522-912 ST Tax \$199.00 CO Tax \$99.50

(C)

JUSTO ISORNE
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THE GRANTOR(S),

Elm Street Homes, LLC, for and in consideration of Ten Dollars (\$10.00), pursuant to the authority given by the Members of said limited liability company, does hereby WARRANT and CONVEY to **LEOPOLDO NIEVES**, ARMANDO NIEVES SSM the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: LOT 95 IN PARKWOOD VILLAGE UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1974 AS DOCUMENT 22865813, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF PARKWOOD VILLAGE RECORDED OCTOBER 3, 1974 AS DOCUMENT 22866213 IN THE RECORDS OF COOK COUNTY, ILLINOIS, AND BY SUPPLEMENT NO. 1 TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF PARKWOOD VILLAGE RECORDED OCTOBER 10, 1974 AS DOCUMENT 22873469, IN COOK COUNTY, ILLINOIS.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:

SUBJECT TO: 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.

Permanent Real Estate Index Number(s): **06 - 18 - 219 - 016 - 0000**

Address of Real Estate: **153 Highbury Dr., Elgin, IL 60120**



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 18th day of June, 2020.

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Elm Street Homes, LLC, a Delaware Limited Liability company

By: AGRE HAVEN JV LLC, a Delaware limited liability company,
its Sole Member

By: Haven SFR 1, LLC, a Delaware limited liability company,
Its Member

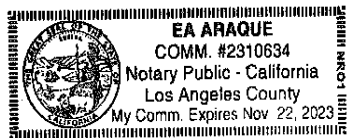
By: Haven Realty Capital, LLC, a Delaware limited liability company,
Its Managing Member

By Sudhakar M Reddy
Name: Sudhakar M. Reddy
Title: Managing Member

State of CALIFORNIA)
County of LOS ANGELES)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Sudhakar M. Reddy**, personally known to me to be the Manager of **ELM STREET HOMES, LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager he signed and delivered the said instrument and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the sole Member of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of June, 2020



[Signature] (Notary Public)

Prepared By: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173

Mail To:
Emi Salazar
2400 Big Timber #102
Elgin, IL 60120

Name and Address of Taxpayer/Address of Property:

Leopoldo Nieves 153 Highburg Dr.
Elgin, IL 60120