

UNOFFICIAL COPY

TRUSTEE
DEED
(ILLINOIS)



Doc# 2030113143 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/27/2020 03:05 PM PG: 1 OF 2

Above Space for Recorder's use only

THIS INDENTURE, made as of the 28th day of September, 2020, by Mountain West IRA, Inc. FBO Brandon Roberts IRA, as to an undivided 50% interest and Mountain West IRA, Inc. FBO Laura Roberts IRA, as to an undivided 50% interest for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Wabick Holdco I, LLC, an Illinois limited liability company ("Grantee"), of 7021 West 153rd Street, Suite 1, Orland Park, IL 60462 the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1A:

Units 4, 5 and 6 in the Derby Plaza Condominiums as delineated on a survey of the following described real estate: Lots 2, 3, 4, 5, Outlot "A" and Outlot "B" in Derby Plaza, being a subdivision in the Southwest 1/4 of Section 27, Township 37 North, Range 11 East of the Third Principal Meridian and recorded February 27, 2008 as document 0805303077 which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 0814316038, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2B:

A non-exclusive easement for the benefit of Parcel 1A, as created by Parking, Access, Easement, Utilities, Signage, Refuse, Storm Water, Maintenance and Restricted Use Agreement dated April 30, 2008 and recorded May 21, 2008 as document 0814245100 for the purpose of "Parking and Access Common Area", as depicted on exhibit attached to said easement agreement. As amended and replaced by the terms of the Agreement for Reciprocal Easements, Covenants, Conditions and Restrictions; Derby Plaza Subdivision and Office Condominiums recorded July 10, 2019 as document 1919122075.

CKA: 14212-14220 McCarthy Rd., Lemont, IL 60439

PIN: 22-27-300-080-1004

22-27-300-080-1005

22-27-300-080-1006

Subject to: covenants, conditions, restrictions of record, and building lines and easements, provided they do not interfere with the current use and enjoyment of the real estate, and general real estate taxes not yet due and payable.

REAL ESTATE TRANSFER TAX

09-Oct-2020



COUNTY:	270.00
ILLINOIS:	540.00
TOTAL:	810.00

FIDELITY NATIONAL TITLE

FCHI2000440LD
1 of 2

S Y
P 2
S -
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DATED as of the ~~28~~ ^{28th} day of ~~April~~ ^{Sept.}, 2020.

Revised Approved
[Signature]
Jan 13 2020

Mountain West IRA, Inc. FBO Brandon Roberts IRA, An Undivided 50% Interest

By: [Signature]

Mountain West IRA, Inc. FBO Laura Roberts IRA, An Undivided 50% Interest

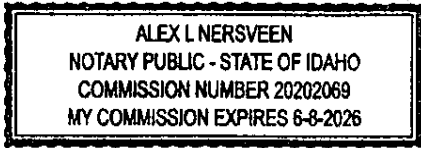
By: [Signature]

State of Idaho
County of Ada, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vaegan Rubio 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 they/he/she signed, sealed and delivered said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal as of the 28 day of September, 2020.

My commission expires 6/8/2026



[Signature]
Notary Public
Residing in Kuna, ID

Name and Address of Preparer:

Gregory T. Mizen
Mizen Law
111 E. Jefferson Ave.
Naperville, IL 60540

Send Recorded Deed and Tax Bills To:

WARICK HOLDINGS LLC
14216 McCarty Road
Lemont, IL 60439

NOTARY'S Office