

UNOFFICIAL COPY

Doc#: 2036410259 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2020 02:29 PM Pg: 1 of 9

Warranty Deed

ILLINOIS

Dec ID 20201101672970
ST/CO Stamp 1-854-900-192 ST Tax \$310.00 CO Tax \$155.00

Above Space for Recorder's Use Only

THE GRANTOR(s), STUART W. MARTIN, SUZANNE L. MARTIN n/k/a SUZANNE L. MARTIN RYAN, BRYSTEL TAYLOR MANHKE, TARYN BILLINGHAM, MILES R. MANHKE, and STUART MARTIN, and MARIS JEAN PEACH, outright f/b/o EMILY ANN PEACH MARTIN, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to 318-320 W. COLFAX ST. LLC, an Illinois limited liability company, 2045 South Arlington Heights Road, Suite 100, Arlington Heights, Illinois 60005, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS.

THE WEST 159.86 FEET OF THE EAST 573.44 FEET OF WEST 837.44 FEET (EXCEPT THEREFROM THE NORTH 620.00 FEET THEREOF) OF THE WEST ½ OF SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHER OF THE NORTH LINE OF COLFAX STREET, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 02-15-433-002-0000

Address(es) of Real Estate: 318-320 Colfax Street, Palatine, Illinois 60067

JP 17+6 20-05 2262-081

Property of Cook County Clerk's Office

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DATED THIS 25th Day of November 2020

Stuart W. Martin

(SEAL) STUART W. MARTIN

(SEAL) SUZANNE L. MARTIN n/k/a SUZANNE L. MARTIN RYAN

(SEAL) BRYSTEL TAYLOR MANHKE

(SEAL) TARYN BILLINGHAM

(SEAL) MILES R. MANHKE

Stuart Martin

(SEAL) STUART MARTIN, Conservator for EMILY ANN PEACH MARTIN

Maris Jean Reach
MARIS JEAN REACH, Conservator for EMILY ANN PEACH MARTIN

Instrument was prepared by:

David J. Hershman
Attorney at Law
1237 South Arlington Heights Road
Arlington Heights, Illinois 60005

Send subsequent tax bills to:

318-320 W. Colfax St. LLC
2045 South Arlington Heights Road, Suite 100
Arlington Heights, Illinois 60005

Recorder-mail recorded document to:

Lee F. DeWald
DeWald Law Group PC
1237 South Arlington Heights Road
Arlington Heights, Illinois 60005

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(SEAL) STUART W. MARTIN

Suzanne Ryan

(SEAL) SUZANNE L. MARTIN

(SEAL) BRYSTEL TAYLOR MANHKE

(SEAL) TARYN BILLINGHAM

(SEAL) MILES R. MANHKE

(SEAL) STUART MARTIN, Conservator for
EMILY ANN PEACH MARTIN

MARIS JEAN PEACH, Conservator for EMILY
ANN PEACH MARTIN

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(SEAL) SUZANNE L. MARTIN



(SEAL) BRYSTEL TAYLOR MANHKE

(SEAL) TARYN BILLINGHAM

(SEAL) MILES R. MANHKE

(SEAL) STUART MARTIN, Conservator for
EMILY ANN PEACH MARTIN

MARIS JEAN PEACH, Conservator for EMILY
ANN PEACH MARTIN

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(SEAL) SUZANNE L. MARTIN n/k/a SUZANNE
L. MARTIN RYAN

(SEAL) BRYSTEL TAYLOR MANHKE

(SEAL) TARYN BILLINGHAM



(SEAL) MILES R. MANHKE

(SEAL) STUART MARTIN, Conservator for
EMILY ANN PEACH MARTIN

MARIS JEAN PEACH, Conservator for EMILY
ANN PEACH MARTIN

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(SEAL) SUZANNE L. MARTIN

(SEAL) BRYSTEL TAYLOR MANHKE

Jayn Billingham
(SEAL) TARYN BILLINGHAM

(SEAL) MILES R. MANHKE

(SEAL) STUART MARTIN, Conservator for
EMILY ANN PEACH MARTIN.

MARIS JEAN PEACH, Conservator for EMILY
ANN PEACH MARTIN

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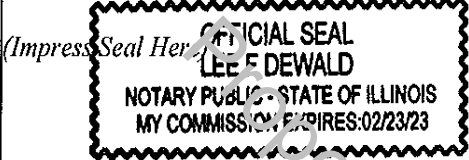
Property of Cook County Clerk's Office

UNOFFICIAL COPY

State of Illinois
) ss.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that STUART W. MARTIN, personally known to me to be the same person whose name 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 ^{November 25} August, 2020

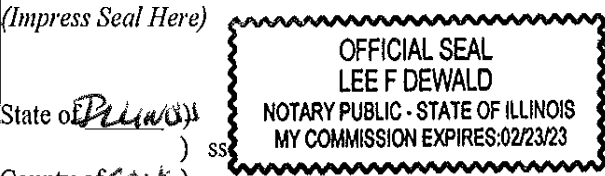


[Signature]
Notary Public

State of Illinois
) ss.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that SUZANNE L. MARTIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 ^{November 25} August, 2020

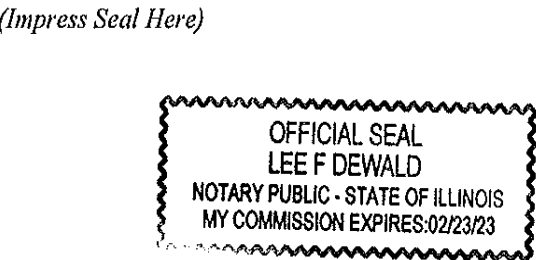


[Signature]
Notary Public

State of Illinois
) ss.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that BRYSTEL TAYLOR MANHKE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 ^{November 25} August, 2020



[Signature]
Notary Public

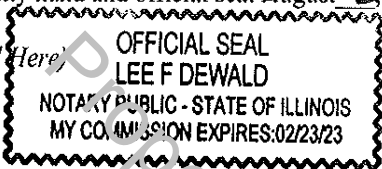
UNOFFICIAL COPY

State of Illinois
) ss.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that TARYN BILLINGHAM, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 ^{Notary} August 23, 2020

(Impress Seal Here)



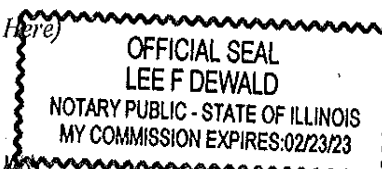
[Signature]
Notary Public

State of Illinois
) ss.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that MILES R. MANHKE, personally known to me to be the same person whose name 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 ^{Notary} August 29, 2020

(Impress Seal Here)



[Signature]
Notary Public

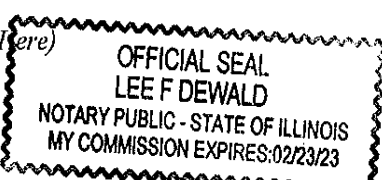
State of Illinois
) ss.
County of Cook

AND MARIS JEAN PEACH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that STUART MARTIN, ^{Outright f/b/o} EMILY ANN PEACH MARTIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ~~he~~ ^{she} signed, sealed and delivered the said instrument as ~~his~~ ^{her} 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 ^{Notary} August 24, 2020

(Impress Seal Here)



[Signature]
Notary Public

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LEGAL DESCRIPTION

Premises located at: 318-320 Colfax Street, Palatine, Illinois 60067

THE WEST 159.86 FEET OF THE EAST 573.44 FEET OF WEST 837.44 FEET (EXCEPT THEREFROM THE NORTH 620.00 FEET THEREOF) OF THE WEST ½ OF SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHER OF THE NORTH LINE OF COLFAX STREET, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:

Lee F. DeWald
DeWald Law Group PC
1237 South Arlington Heights Road
Arlington Heights, Illinois 60005

Send subsequent tax bills to:

Kelmar Investments, LLC
c/o Brian Properties Inc.
2045 South Arlington Heights Road, Suite 100
Arlington Heights, Illinois 60005

Recorder-mail recorded document to:

Lee F. DeWald
DeWald Law Group PC
1237 South Arlington Heights Road
Arlington Heights, Illinois 60005