

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY INDIVIDUAL

Doc#: 2100540051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2021 11:06 AM Pg: 1 of 3

Dec ID 20201101663655
ST/CO Stamp 0-704-649-184 ST Tax \$505.00 CO Tax \$252.50

FIRST AMERICAN TITLE
FILE # 2004982

Preparer File: 12237
FATIC No.: 3004982

THE GRANTOR(S) Garland First Properties, LLC, a dissolved LLC, an Illinois limited liability company, of Buffalo Grove, IL, and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 406 Inland Drive, LLC, of Northbrook, IL, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year are not yet due or payable


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

Permanent Real Estate Index Number(s): 03-12-300-186-0000 vol. 232

Address(es) of Real Estate: 406 Inland Dr.
Wheeling, IL 60090

Dated this 20th day of November, 2020

Deborah Garland
Deborah Garland, as manager of Garland First Properties, LLC
Individually and as


Real Estate Transfer Approved
Initials MB Date 11/20/20
VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE



First American
Title Insurance Company


Warranty Deed - Individual

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Deborah Garland, individually and as manager of Garland First Properties, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 this 20th day of November, 2020.




 Notary Public

Prepared by:
 Lavelle Law, Ltd.
 1933 N. Meacham Road Suite 600
 Schaumburg, IL 60173

Mail to:
 Marlon Suskin
 1580 S. Milwaukee Ave.
 Suite 207 Hilltop Executive Center
 Libertyville, IL 60048

Name and Address of Taxpayer/ Grantee
 Eric Singer
 406 Inland
 Wheeling, IL 60090



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Exhibit "A" – Legal Description

PARCEL C-3: THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790590 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 824.94 FEET EAST AND 144.96 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST - WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 11.24 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 06.00 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 42.88 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST 56.75 FEET THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 54.12 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NOS. 24666972, 25806847, AS AMENDED 88253326, 88253528, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

