

Att-2013750  
3/19

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**WARRANTY DEED**  
**(STATUTORY-ILLINOIS)**

Doc# 2101522013 Fee \$88.00

IMSP FEE:\$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/15/2021 10:50 AM PG: 1 OF 3

**THE GRANTOR, NICK'S PROPERTY LLC**, a Limited Liability Company created and existing under and by virtue of the State of Illinois and duly authorized to transact business in the State of Illinois, of the Village of Elk Grove, County of Cook and State of Illinois, for and in consideration of the Sum of TEN (\$10.00) DOLLARS, in hand paid, the sufficiency of which is hereby acknowledge, CONVEYS and WARRANTS to:

1351 Jarvis, LLC, an Illinois Limited Liability Company, 2279 Westview Dr.  
**GRANTEE(S)** Des Plaines, IL 60018

[Strike Those Not Applicable]

- (1) ~~Individually,~~
- (2) ~~Not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety,~~
- (3) ~~Not as Tenants in Common, but as Joint Tenants,~~
- (4) ~~Not as Joint Tenants, but as Tenants in Common.~~


The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: SEE ATTACHED LEGAL DESCRIPTION, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD FOREVER, subject to: General Taxes for the year 2016, and subsequent years; covenants, conditions and restriction of record.

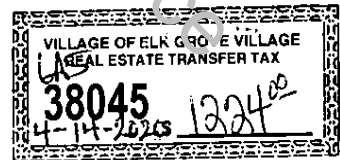
**PIN:** 08-27-400-075-0000

**Address of Real Estate:** 1351 Jarvis Avenue, Elk Grove Village IL 60007

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its Manager on this 15<sup>th</sup> day of April 2020.

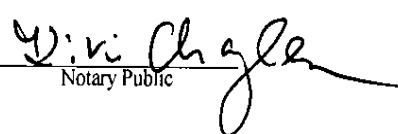
Nick's Property LLC

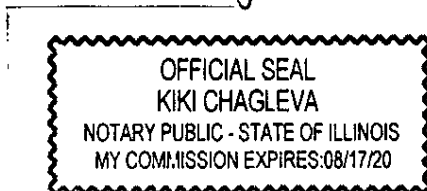
BY:  (SEAL)  
Nikolay Tanchhev, Manager



STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that NIKOLAY TANTCHEV, personally known to me to be a Manager of NICK'S PROPERTY LLC, appeared before me this day in person and severally acknowledged that as such Member he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 15<sup>th</sup> day of April, 2020   
Notary Public



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## LEGAL DESCRIPTION

Of the Premises commonly known as: 1351 Jarvis Avenue, Elk Grove Village, IL 60007

See attached legal description

**Instrument Prepared By:**

Joel S. Hymen, Esq.  
1411 McHenry Road  
Suite 125  
Buffalo Grove, IL 60089

**After recording, mail to:**

MORRISroe + Assoc.  
114. S. Bloomington  
Bloomington, IL 60108

**Send subsequent tax bills to:**

1351 JARVIS, LLC  
2279 Wirtz  
Des Plaines, IL 60018

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Affinity Title Services, LLC

## Affinity Title Services, LLC

5301 W. Dempster Street, Suite 206

Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890



### EXHIBIT A

**Address Given:** 1351 Jarvis Avenue  
Elk Grove Village, IL 60007

**Permanent Index No.:** 08-27-400-075-0000

**Legal Description:**

LOT 2 IN DAVID'S RESUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 220.00 FEET OF THE EAST 420.00 FEET OF LOT 230 IN HIGGINS INDUSTRIAL PARK, UNIT 165, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

|   |   |                                |        |
|---|---|--------------------------------|--------|
|  |  | COUNTY:                        | 200.00 |
|   |   | ILLINOIS:                      | 408.00 |
|   |   | TOTAL:                         | 612.00 |
| 08-27-400-075-0000  |   | 20200401658225   1-215-440-096 |        |

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*