

# UNOFFICIAL COPY

**PREPARED BY:**

Donald C. Battaglia  
5543 W. Diversey Ave.  
Chicago, IL 60639

Doc# 2102006026 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/20/2021 09:36 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

NuWhirl Enterprises Inc  
24151 S Plum Valley Dr  
Crest, IL 60417

Dec ID 20201201693028  
ST/CO Stamp 1-117-671-392 ST Tax \$35.00 CO Tax \$17.50

**MAIL RECORDED DEED TO:**

Niko Maniakouras, Esq.  
7808 W. College Dr., Ste 4SW  
Palos Heights, IL 60463

**Warranty Deed  
Statutory (Illinois)**

THE GRANTOR(S), Tectonics LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to NuWhirl Enterprises Inc, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

**SEE EXHIBIT A**

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 30-30-408-057-1038  
Property Address: 3145 Bernice Road, Unit 2, Lansing, IL 60438

Dated this 10 day of ~~October~~, 2020

William A Rogers, Trustee of William A. Rogers Trust, as manager of Tectonics LLC

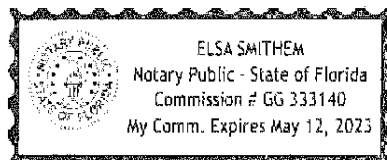
State of Florida  
County of Collier

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **William A Rogers**, personally known to me to be the same persons whose names 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.

Given under my hand and notarial seal this 10 day of ~~October~~, 2020

Notary Public: Elsa Smithem

My commission expires: 05/12/2023



20741333-IL

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File No : 20741333-IL

## EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

PARCEL 1:

UNIT 3145-2, IN BERNICE TERRACES CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97-289877, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST APPURTENANT THERE TO IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION AND GRANT OF EASEMENT RECORDED APRIL 28, 1997 AS DOCUMENT 97-289876.

Commonly Known As: 3145 Bernice Road, Unit 2, Lansing, IL 60438

Parcel Identification Number: 30-30-408-057-1038

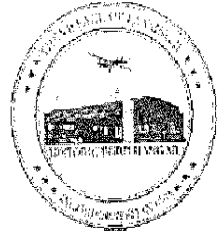
**ATA NATIONAL TITLE GROUP, LLC**

175 E. Hawthorn Pkwy., Suite 135

Vernon Hills, IL 60061

Ph:(847) 281-9332 Fax:(847) 281-9334

# UNOFFICIAL COPY



Village of Lansing

Patricia Eidam  
Mayor

Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: William Rogers  
388 Nassau Court  
Marco Island, FL 34145  
 Telephone: 630-726-8100

Attorney or Agent: Donald Battaglia  
 Telephone No.: 773-292-0100

Property Address: 3145 Bernice Road, Unit 2  
Lansing, IL 60438

Property Index Number (PIN): 30-30-403-057-1038

Water Account Number: N/A

Date of Issuance: December 7, 2020

(State of Illinois)  
(County of Cook)

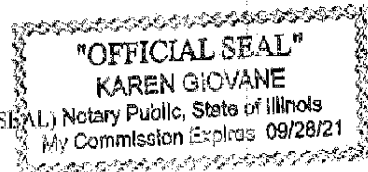
This instrument was acknowledged before  
me on December 7, 2020 by  
Karen Giovane.

VILLAGE OF LANSING

By: Arlette Frye  
Village Treasurer or Designee

Karen Giovane

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.