UNOFFICIAL COPY

Doc#. 2109106062 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/01/2021 07:23 AM Pg: 1 of 3

Dec ID 20210101610913

ST/CO Stamp 1-042-695-184 ST Tax \$340.00 CO Tax \$170.00

WARRANTY DEED ILLINOIS STATUTORY

(LLC to Individuals)

FIDELITY MATIONAL TITLE	:
OC20051663	
95	
~/ _/ /,	
9	•

(The Above Space for Recorder's Use Only)

THE GRANTOR, REDEVELOPED PROPERTIES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and pursuant to authority given by the Manager of said limited liability company, for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hand part, does hereby CONVEY and WARRANT to Theodore Garcia and Craig Thistlethwaite, Converse of 3550 N. Lake Shore Drive Unit 1412, Chicago, IL 60657, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as to prots in common, but as joint tenants, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 06-07-219-005-0000

Property Address: 1073 Wakefield Drive, Elgin, IL 60120

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).



REAL ESTATE TRANSFER			TAX 09-Feb-202	
			COUNTY:	170.00
			ILLINOIS:	340.00
_			TOTAL:	510.00
06-07-219-005-0000		-005-0000	20210101610913	1-042-695-184

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Dated this //th day of Junuary	, <u>2021</u> .
,	Redeveloped Properties, LLC, a Illinois Limited Liability Company
	By: Timothy J. Wangler Its: Authorized Signatory
STATE OF ILLINOIS) SS COUNTY OF COOK)	3

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Timothy J. Wangler, 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 severally acknowledged that as such, signed and delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, inis 11 m day of January, 2021

Notary 4 blic

THIS INSTRUMENT PREPARED BY: Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465

MAIL TO:

The Baudin Law Group, Ltd. 304 S. McHenry Ave. Crystal Lake, IL 60014

NICHCLAS G MARNERIS
Official Scal
Notary Public - Etsor of Illinois
My Commission Expires March 19, 2024

Grantee's Address & SEND SUBSEQUENT TAX PLAS TO:

Theodore Garcia 1073 Wakefield Drive Elgin, IL 60120

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EXHIBIT A LEGAL DESCRIPTION

LOT 19 IN COBBLERS CROSSING UNIT 14, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1993 AS DOCUMENT 93793792, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 06-07-219-005-0000

Opening Of County Clerk's Office Property Address: 1073 Wakefield Drive, Elgin, IL 60120