

UNOFFICIAL COPY

PRECISION TITLE

Doc# 2113120415 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2021 01:52 PM Pg: 1 of 3

Dec ID 20210401605519
ST/CO Stamp 0-476-896-784 ST Tax \$355.00 CO Tax \$177.50

WARRANTY DEED

MAIL TO:

Mr. Jeffrey Marks
3350 Salt Creek Ln. #105
Arlington Heights, IL 60005

PIC 21-14540 1 of 1

NAME & ADDRESS OF TAXPAYER

Mr. Tyler Masini
106 N. Regency Drive East
Arlington Heights, IL 60004

GRANTOR(S), MBM Realty LLC, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE(S), Tyler M. Masini, of 406 Minnaqua Drive, Prospect Heights, IL 60070, Massimo Masini, of 406 Minnaqua Drive, Prospect Heights, IL 60070 and Ericson Masini of 1616 S. Kaspar Ave., Arlington Heights, IL 60005, the following described real estate as joint tenants:

** Single man ** a married man *** a married man.*

(SEE ATTACHED)


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


Permanent Index No: 03-28-406-121-0000

Property Address: 106 N. Regency Drive East
Arlington Heights, IL 60004

SUBJECT TO: (1) General real estate taxes for the year 2020 and subsequent years. (2) Covenants, conditions and restrictions of record.

DATED 16 day of April, 20 21


Kevin McCaskey,
Managing Partner of MBM Realty, LLC

REAL ESTATE TRANSFER TAX		27-Apr-2021
	COUNTY:	177.50
	ILLINOIS:	355.00
	TOTAL:	532.50
03-28-406-121-0000 20210401605519 0-476-896-784		

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that KEVIN MCCASKEY, as Managing Partner of MBM Realty LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) 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 notary seal, this 14th day of April, 20 21



William M. Sheffer Notary Public

My commission expires _____

COUNTY - ILLINOIS TRANSFER STAMPS
 Exempt Under Provision of Paragraph _____
 Section 4, Real Estate Transfer Act
 Date: _____

Prepared By:
 William M. Sheffer, Esq.
 617 S. Vail Ave.
 Arlington Heights, IL 60005

Signature: _____

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC21-14570

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 49.1 FEET OF THE SOUTH 89.1 FEET OF LOT 50 IN REGENT PARK UNIT TWO, BEING A SUBDIVISION OF ALL OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 LYING EAST OF THE EAST LINE OF REGENT PARK UNIT ONE, A SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 16, 1964 AS DOCUMENT NUMBER 2131431 ALL IN SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID REGENT PARK UNIT TWO REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ILLINOIS ON JULY 29, 1964 AS DOCUMENT 2163179, IN COOK COUNTY, ILLINOIS.

Commonly known as 106 N. Regency Drive East, Arlington Heights, IL 60004
Parcel ID(s): 03-28-406-121-0005,