

# UNOFFICIAL COPY

Doc#: 2115349112 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/02/2021 11:43 AM Pg: 1 of 6

WARRANTY DEED  
ILLINOIS STATUTORY

Dec ID 20210501630057  
ST/CO Stamp 1-067-567-376 ST Tax \$1,120.00 CO Tax \$560.00

~~2165~~ 2165 7217 307 RM '13

THE GRANTOR(S), Sisombath Philavong and May Philavong, husband and wife, and Sor Philavong and Amphone Philavong, husband and wife, of the City of Elgin, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

~~Mando Brothers, LLC~~ MANDO BROTHERS SERIES, LLC - 831 Bode Rd  
1635 LOUISIANA AVE, ELK GROVE VILLAGE, IL 60007  
(GRANTEE'S ADDRESS) 1840 N. Braymore, Inverness IL 60067

of the County of Cook, all interest in the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION



**SUBJECT TO:** Real estate taxes for the years 2020, 2021 and subsequent years, conditions, restrictions, covenants of record and building lines and easements so long as they do not underlie the property or interfere with the Purchaser's use and enjoyment of the same.

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): 06-18-300-032-0000

Address(es) of Real Estate: 831 Bode Rd., Elgin IL 60120

Dated this 13<sup>th</sup> day of April, 2021

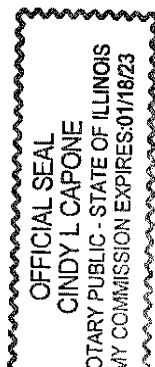
Sisombath Philavong

May Philavong

Sor Philavong

Amphone Philavong

Cindy Capone  
11/30/2021



# UNOFFICIAL COPY

This instrument was prepared by The Law Office of Craig J. Hurwitz, PO Box 3062, Barrington IL 60011.

STATE OF \_\_\_\_\_ Embassy of the United States of America )  
Lao People's Democratic Republic ) SS  
COUNTY OF \_\_\_\_\_ Municipality of Vientiane )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, AMPHONG PHILAVONG, 403 DIXON AVE., ELGIN IL 60120, 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 13<sup>th</sup> day of April, 2021

\_\_\_\_\_ (Notary Public)

**Grasa Loverde**  
**Notarizing Officer**  
**U.S. Embassy, Vientiane**

My commission is indefinite

Notary Public of Cook County Clerk's Office


# UNOFFICIAL COPY

Embassy of the United States of America )  
Lao People's Democratic Republic ) SS  
Municipality of Vientiane )

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sisombath Philavong and May Philavong, husband and wife, 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 13<sup>th</sup> day of April, 2021

  
Orasa Loverde  
Notarizing Officer  
U.S. Embassy, Vientiane  
(Notary Public)  
My commission is indefinite

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sor Philavong and Amphone Philavong, husband and wife, 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 \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
(Notary Public)

Prepared By: Craig Hurwitz  
P.O. Box 3062  
Barrington, IL 60011

Mail To: Mando Brothers <sup>series</sup> LLC - 831 Bode Rd  
1435 LOUIS AVE, ELK GROVE IL 60007

Name & Address of Taxpayer:  
Mando Brothers LLC  
1840 N. Braymore  
Inverness IL 60067

# UNOFFICIAL COPY

## COMPLIANCE AGREEMENT

RE: Title Insurance Order Number: 21GST217307RM

Date: 4/13/2021

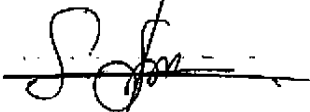
In consideration of Craig J. Hurwitz, as agent of Chicago Title Insurance Company, (hereinafter "Agent"), closing the transaction under the above order number, the undersigned Seller(s) and Buyer(s)/Borrower(s) agree, upon request of the Agent, to fully cooperate with Agent to correct any inaccurate term or provision of, or mistake in, or omission from any document associated with the closing. They further agree that, subsequent to closing, they will execute such documents, or take such action as Agent may reasonably deem necessary to properly document the transaction.

The undersigned further agree that in the event that an error in charges, costs or payoff amounts is made, that they will, upon request, immediately remit such sums for which they had initial responsibility for payment as may be necessary to correct such errors. Nothing herein contained shall be construed to impose liability on the parties for charges incurred as a result of failure of the Agent to timely remit payment or take actions which the Agent or the title company has agreed in writing to perform.

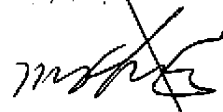
Each party guarantees that any funds deposited by him or her with Agent or the title company are good funds and agrees to remit upon demand sufficient funds to cover such items and the costs incurred by the Agent or title company as a result of the dishonor of any such funds.

The parties also swear that they have no outstanding judgments or liens of any type or nature against either them or their property. This promise is made to induce the title company to deliver clear and marketable title to both the prospective buyer and any lender that may also be involved in this transaction.

The parties agree to comply with any such requests outlined above, and agree, that in the event that they fail to comply with the request, or have misrepresented or omitted any material information, that they will pay, in addition to any amount owed above (and/or in connection with any omission or misrepresentation), the reasonable costs of the Agent or title company in enforcing this agreement, including reasonable attorneys' fees and costs of litigation.



Seller



Seller

Seller

Seller

# UNOFFICIAL COPY

STATE OF Illinois, COUNTY OF Kane SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sisonbath Philavong and May Philavong, husband and wife, 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 6<sup>th</sup> day of May, 2021

Cindy L Capone (Notary Public)

STATE OF Illinois, COUNTY OF Kane SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sor Philavong and Amphone Philavong, husband and wife, 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 6<sup>th</sup> day of May, 2021

Cindy L Capone (Notary Public)



Prepared By: Craig Hurvitz  
P.O. Box 3062  
Barrington, IL 60011

Mail To: Mando Brothers Series, LLC - 831 Bode Rd.  
1639 LOUIS AVE. ELK GROVE VILLAGE IL 60007

Name & Address of Taxpayer:  
~~Mando Brothers LLC~~  
1840 N. Braymore  
Inverness IL 60067

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## LEGAL DESCRIPTION

Lot 4 in Lord's Park Terrace, a part of Lot 16 of the County Clerk's Subdivision in the Southwest 1/4 of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY ADDRESS: 831 Bode Rd., Elgin IL 60120

PIN: 06-18-300-032-0000

Property of Cook County Clerk's Office