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CUB 1 of 1

# UNOFFICIAL COPY

Prepared By:

Tinkoff Law Group, LLC  
413 East Main Street  
Barrington, Illinois 60010

Doc# 2120146010 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2021 09:13 AM Pg: 1 of 3

Dec ID 20210701696039  
ST/CO Stamp 1-513-177-872 ST Tax \$270.00 CO Tax \$135.00  
City Stamp 1-062-830-864 City Tax: \$2,835.00

Return To:

Country Holdings 2, LLC  
4848 N. Sheridan Rd.  
Unit C  
Chicago, IL 60640  
Mail Tax Bills To:

Sam  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## WARRANTY DEED

THE GRANTOR, EXECUTIVE DRIVE, LLC an Illinois Limited Liability Company, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

COUNTRY HOLDINGS 2, LLC, an Illinois Limited Liability Company, Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A for legal description.

Permanent Index Number (PIN): 14-08-416-040-1138, 14-08-416-040-1139;  
14-08-416-040-1140 and 14-08-416-043-1001


Common Address: 4848 N. Sheridan Road, Unit C, Chicago, Illinois 60640

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

DATED this 7<sup>th</sup> day of July 2021.

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Executive Drive, LLC

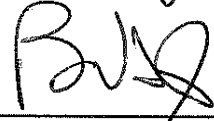
By:  (seal)  
Thomas S. Rakow, Manager and  
authorized agent

STATE OF ILLINOIS     )  
COUNTY OF COOK     ) ss

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that THOMAS S. RAKOW, manager and authorized agent of EXECUTIVE DRIVE, LLC, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7<sup>th</sup> day of July, 2021.



  
Notary Public

Commission Expires: \_\_\_\_\_

**SUBJECT TO:** General real estate taxes not yet due or payable as of this date; covenants, conditions, restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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## Exhibit A Legal Description

### Parcel 1:

Units P68, P69 and P70 in the Sheridan Grande Condominium as delineated on a survey of the following described property:

Lots 2 to 7 and the North 15.00 feet of Lot 8 in George Lill's Sheridan Road Addition to Chicago, being a Subdivision of the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, (except that part taken for widening of Sheffield Avenue), in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as document no. 0621244031, First Amendment document 0928918085 together with its undivided percentage interest in the common elements.

### Parcel 2:

Unit C1 of the Sheridan Grande Commercial Condominium as delineated on a Plat of Survey of the following described property:

Part of Lots 2 to 7 and the North 15.00 feet of Lot 8 in George Lill's Sheridan Road Addition to Chicago, being a Subdivision of the Southeast Fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, (except that part taken for widening of Sheffield Avenue), in Cook County, Illinois. Which Plat of Survey is attached as Exhibit "B" to the Declaration of Condominium recorded December 28, 2011 as 1136216040, together with its undivided percentage interest in the common elements.

### Parcel 3:

Easements for the benefit of Parcels 1 and 2 as created by the Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements recorded July 31, 2006 as document 0621244029 and First Amendment recorded October 16, 2009 as document 0928918084 for structural support; Ingress and Egress; maintenance; encroachments; common areas; over and upon common areas located within the buildings located on Lots 2 to 7 and the North 15 feet of Lot 8 in aforesaid Subdivision.

### Parcel 4:

Easements for the benefit of Parcels 1 and 2 as created by Easement and Operating Agreement (the "agreement") dated October 16, 2009 and recorded October 16, 2009 as document 0928918087 by and among Sheridan Grande Condominium Association, Ltd., an Illinois not-for-profit corporation, Sheridan Grande South Condominium Association, Ltd., an Illinois not-for-profit corporation and Sheridan Grande Partners, LLC, an Illinois Limited Liability Company.