

# UNOFFICIAL COPY

Warranty Deed  
File No. 2021-1018627

Doc# 2120146201 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2021 11:26 AM Pg: 1 of 3

Dec ID 20210601673459  
ST/CO Stamp 0-587-967-760 ST Tax \$88.00 CO Tax \$44.00

2021-1018627

THE GRANTOR, **BMO PROPERTY MANAGEMENT, INC.**, an Illinois corporation, of 845 Tall Grass Drive, Bartlett, Illinois 60103 for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **AQA GROUP LLC – FLIP 1 SERIES**, an Illinois limited liability company, of 924 W. 75<sup>th</sup> Street, Suite 120-168, Naperville, Illinois 60565, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

**SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.**

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

Permanent Index Number(s): 15-08-235-007-0000  
Address(es) of Real Estate: 317 Englewood Avenue, Bellwood, Illinois 60104

Dated this 9<sup>th</sup> day of July 2021

BMO Property Management, Inc., David Brandonisio  
By: Rachel Irwin, as attorney in fact



STATE OF ILLINOIS        )  
ss                                )  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rachel Irwin, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and official seal this 9<sup>th</sup> day of July 2021.

Iwona Chojnacki  
Notary Public



**Prepared by:**  
Rachel Irwin  
25 E. Main Street, Suite 204  
Roselle, Illinois 60172

**Mail Recorded Deed and Subsequent Tax Bills to:**  
AQA GROUP LLC - FLIP 1 SERIES  
924 W. 75<sup>th</sup> Street, Suite 120-168  
Naperville, Illinois 60563

**Exhibit "A" - Legal Description**

LOT 32 IN BLOCK 2 IN HOLBERT'S ST. CHARLES ROAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		12-Jul-2021
COUNTY:		44.00
ILLINOIS:		88.00
<b>TOTAL:</b>		<b>132.00</b>
15-08-235-007-0000		20210601673459   0-587-967-760

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LOT 32 IN BLOCK 2 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SOUTH OF THE INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS

Pin # 15-08-235-007-  
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Property of Cook County Clerk's Office