**#OFFICIA** 

#### WARRANTY DEED Statutory (Illinois)

Doc#. 2121004117 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/29/2021 08:44 AM Pg: 1 of 4

Above Space for Recorder's Use Only

Dec ID 20210701617423

an Thinois Limited Liability ST/CO Stamp 0-254-745-360 ST Tax \$140.00 CO Tax \$70.00 COMPany

THE GRANTOR, POB LLC, by

Jack Macholl and Mary Rooney, its managers

of the City of Arlington Heights, County of Cook, State of

Illinois for and in consideration of TEN AND NO/100ths

DOLLARS, and other good and valuable considerations in

hand paid, CONVEYS and WARRANTS to Daniel S. Short

the following described Kerl Estate in the County of

Cook, in the State of Illinois, to wit:

# HI W. Wingst 206 Artington Heights. K. 60005

PRAIR! TI LE SERVICES 6821 W MORTH AVENUE OAK PARI . 1) 60302

PARCEL ONE:

UNIT NO. 206, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON

ELEMENTS, IN WING STREET CONDOMINIUM, AS

DELINEATED AND DEFINED IN THE DECLARATION & CORDED MAY 28, 2003 AS DOCUMENT NUMBER 0314831023, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NOPTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACES 100 AND 117, LIN JITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0314831023, AS AMENDED FROM TIME TO TIME.

#### PARCEL THREE:

EASEMENTS FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED AS DOCUMENT NUMBER 00577251.

Permanent Index Number: 03-29-340-031-1006

Commonly known as: 171 W. WING STREET, UNIT 206, ARLINGTON HEIGHTS, IL 60005

REAL ESTATE TRANSFER TAX 28-Jul-2021 COUNTY: 70.00 ILLINOIS: 140.00 TOTAL: 210.00 03-29-340-031-1006 20210701617423 0-254-745-360

## OFFICIAL C

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

Dated this <u>20 TH</u> day of	July, 2021.		
		POB LLC	
•		By: My Ja	(SEAL)
		Mary Rooney	
		Jack Macholl	(SEAL)
STATE OF ILLINOIS	)		
0,	) SS		
COUNTY OF COOK.	)	•	

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack Macholl and Mary Rooney personally known to me to be same persons whose names are subscribed to the foregoing in trument, 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 July, 2021.

Commission expires:

This instrument was prepared by:

Frank R. Martin Righeimer Martin & Cinquino P.C. 230 W. Monroe Street, Suite 2500 Chicago, IL 60606 fmartin@rmclaw.net

OFFICIAL SEAL MARGARET MARY CORSON Notary Public - State of Illinois My Commission Expirer 6/05/2022

SEND SUBSEQUENT TAX BILLS TO: + MAIL TO:

DANIEL S. Short

(NAME)

(ADDRESS)
Arlington Heights. 1C 60005

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### **UNOFFICIAL COPY**

#### **CERTIFICATE**

The undersigned, managers of POB LLC, an Illinois Limited Liability Company (the "Company"), hereby certify as follows:

- 1. Attached hereto as **Exhibit A** is a true and correct copy of the Certificate of Good Standing of the Company and the Operating Agreement, which Operating Agreement has not been amended, modified, revoked or terminated from the date of filing thereof to the date hereof and remains in full force and effect.
- 2. The Company is a manager-managed limited liability company. The managers of the Company are Jack Macholl and Mary Rooney.
- 3. Attached hereto as **Exhibit B** is a true and correct copy of a resolution adopted by the increbers of the Company which resolution has not been amended, modified, revoked or terminated from the date thereof to the date hereof and remains in full force and effect.
  - 4. No event of dissolution with respect to the Company has occurred to date.

IN WITNESS WHEREOF, we have signed this Certificate this day of July, 2021.

Jack/Macholi

Mary-Rooney

THE OFFICE

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## **UNOFFICIAL COPY**

# CERTIFICATE OF AUTHORITY POB, LLC an Illinois Limited Liability Company

The undersigned, being the sole members of **POB LLC** an Illinois Limited Liability Company (the "LLC") do hereby consent to, authorize and adopt the following:

WHEREAS, the LLC desires to sell and convey to Daniel S. Short, an individual, the property commonly known as 171 W. Wing Street, Unit 206, Arlington Heights, IL 60005, according to the terms of the contract dated June 10, 2021.

NOW, THEREFORE, BE IT RESOLVED, that either Jack Macholl, or Mary Rooney, boing the managers of the LLC, be and are authorized, empowered and directed, in the name and on behalf of the LLC, to do and perform all such acts and things and to execute and deliver all such documents, instruments and certificates (said documents, instruments and certificates being in such form and containing such terms and conditions as Jack Macholl, or Mary Pooney, in their sole discretion approve) which may be necessary, appropriate or desirable in order to consummate the sale of the property.

IN WITNESS WHEREOF, he undersigned hereby executes this certificate this day of July, 2021.

MEMBERS OF LLC

Jack Macholl

Mary Rooney

SPA'S OFFICE