

# UNOFFICIAL COPY

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## 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

Dec ID 20210701617423

ST/CO Stamp 0-254-745-360 ST Tax \$140.00 CO Tax \$70.00

an Illinois Limited Liability 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 Real Estate in the County of

Cook, in the State of Illinois, to wit:  
# 171 W. Wing St # 206 Arlington Heights, IL 60005

PRAIRIE TITLE SERVICES  
6821 W. NORTH AVENUE  
OAK PARK, IL 60302

Above Space for Recorder's Use Only

### 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 RECORDED 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 NORTH 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, LIMITED 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



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## 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 members 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 20TH day of July, 2021.

  
\_\_\_\_\_  
Jack Macholl

  
\_\_\_\_\_  
Mary Rooney

Property of Cook County Clerk's Office

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**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, being 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 Rooney, in their sole discretion approve) which may be necessary, appropriate or desirable in order to consummate the sale of the property.

IN WITNESS WHEREOF, the undersigned hereby executes this certificate this 20TH day of July, 2021.

MEMBERS OF LLC

  
 \_\_\_\_\_  
 Jack Macholl

  
 \_\_\_\_\_  
 Mary Rooney