

# UNOFFICIAL COPY

Doc# 2121012283 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/29/2021 08:20 AM Pg: 1 of 3

## WARRANTY DEED

### WHEN RECORDED MAIL TO:

34 S. 18<sup>th</sup> AVENUE LLC  
34 S. 18<sup>th</sup> Ave  
Maywood, Illinois 60153

2128573

### SEND TAX BILLS TO:

34 S. 18<sup>th</sup> AVENUE LLC  
34 S. 18<sup>th</sup> Ave  
Maywood, Illinois 60153

Dec ID 20210401609907  
ST/CO Stamp 0-262-925-072 ST Tax \$250.00 CO Tax \$125.00

Above Space for Recorder's Use Only

The GRANTOR, NewNett I LLC, an Illinois Limited Liability Company licensed to do business in Illinois, 2721 Ridgeland Avenue, Berwyn, Illinois 60402, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEE, 34 S. 18<sup>th</sup> AVENUE LLC, of 834 E. Rand Road, Suite 6, Mt. Prospect, IL 60056, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

See attached Exhibit -A-

Property Address: 34 S. 18th Avenue, Maywood, IL 60153

Permanent Index Numbers: 15-10-119-029-0000, 15-10-119-048-0000, 15-10-119-049-0000

Subject only to: general real estate taxes not due and payable at the time of Closing; 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.

### HEREBY RELEASING HOMESTEAD RIGHTS:

IN WITNESS WHEREOF, the GRANTOR, Benjamin R. Newton, Manager of NewNett I LLC, has caused his name to be signed to this instrument, dated this 24 of July, 2021.

  
Benjamin R. Newton, Manager of NewNett I LLC

Real Estate Transfer Tax Paid

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

1000.00  
Dorinda Wilson 7/26/21  
VILLAGE OF MAYWOOD

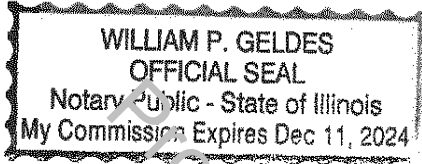
REAL ESTATE TRANSFER TAX		27-Jul-2021
COUNTY:	ILLINOIS:	125.00
	TOTAL:	250.00
		375.00

15-10-119-029-0000 | 20210401609907 | 0-262-925-072

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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Benjamin R. Newton, Manager of NewNett I LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24<sup>th</sup> day of July, 2021.



William P. Geldes  
Notary Public

My commission expires: Dec. 11, 2024

THIS INSTRUMENT WAS PREPARED BY:

Hope F. Geldes  
Geldes Law, Ltd.  
1922 Home Ave.  
Berwyn, Illinois 60402

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File No: 2128573

## EXHIBIT "A"

**PARCEL 1:**

LOT 8 (EXCEPT THE NORTH 38 FEET) AND THE NORTH 40 FEET OF LOT 9 IN BLOCK 1, IN P.W. HART'S SUBDIVISION OF BLOCKS 1 AND 2 OF ASHLAND SUBDIVISION (VACATED ALLEYS AND THE NORTH 7 FEET OF ST. CHARLES ROAD INCLUDED), BEING A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE NORTH 38 FEET OF LOT 8 ALL IN BLOCK 1 IN P.W. HART'S SUBDIVISION OF BLOCKS 1 AND 2 OF ASHLAND SUBDIVISION (VACATED ALLEYS AND THE NORTH 7 FEET OF ST. CHARLES ROAD INCLUDED), BEING A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 34 S. 18TH AVE., MAYWOOD, IL 60153

PERMANENT INDEX NUMBER: 15-10-119-029-0000

15-10-119-048-0000

15-10-119-049-0000

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**Commitment for Title Insurance (8-1-2016)  
Technical Correction 4-2-2018  
Schedule A**

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