

# UNOFFICIAL COPY

Doc#: 2122433133 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/12/2021 03:47 PM Pg: 1 of 2

Dec ID 20210801628017  
ST/CO Stamp 2-010-162-960 ST Tax \$195.00 CO Tax \$97.50

## WARRANTY DEED

THE GRANTOR, FESTIVAL PROPERTIES LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to EUGENE BELL II, a single person, of City of Elgin, County of COOK, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 538 IN BLOCK 14 IN WINSTON PARK UNIT 4, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED AUGUST 9, 1971, AS DOCUMENT LR2573515, IN COOK COUNTY, ILLINOIS.

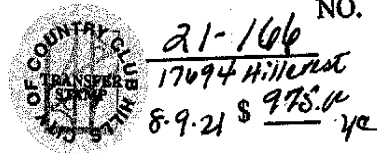
Property Address: 17694 HILLCREST DR COUNTRY CLUB HILLS, IL 60478  
Parcel ID Number: 28-35-112-013-0000

SUBJECT TO: Covenants, conditions, restrictions of record, rights of way, easements, other encumbrances of record, and General real estate taxes for the years "2020" and subsequent tax years.

**THIS IS NOT A HOMESTEAD PROPERTY.**

Dated this August 04, 2021.

Mark Ted Skowron  
FESTIVAL PROPERTIES LLC  
Through Member  
MARK TED SKOWRON



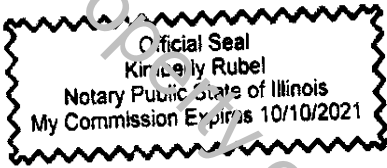
File nr: AT21070712  
After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

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STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MARK TED SKOWRON**, 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 ~~they~~ <sup>he</sup> signed, sealed and delivered the said instrument as ~~their~~ <sup>his</sup> free and voluntary act.

Given under my hand and official seal, this August 04, 2021.



Kimberly Rubel  
(Notary Public)

Prepared by:  
Raj P. Sanghvi  
Sanghvi Law Group  
29 E Madison St, Ste 1201  
Chicago, IL 60602

Mail To:  
Marques A. Eason  
10281 S. Western Avenue, 1st Floor  
Chicago, ILLINOIS 60643

Name and Address of Taxpayer:  
Eugene Bell II  
17094 Hillcrest Drive  
Country Club Hills, IL 60478

Proprietor of Cook County Clerk's Office