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**WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUAL)**

Doc#: 2122925048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2021 01:36 PM Pg: 1 of 4

Dec ID 20210701621297
ST/CO Stamp 1-537-751-824 ST Tax \$83.00 CO Tax \$41.50

THE GRANTOR, **PINNACLE PROPERTIES GROUP, LLC**, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said Limited Liability Company, party of the first part, **CONVEYS** and **WARRANTS** to Viral Parmar of 5834 158th Pl, Unit 2BR, Oak Forest, IL 60452 and Kena Bhatt, 5265 Harbins Point Ln NW, Lilburn, GA 30047, all interest in the following described Real Estate situated in the County of Will in the State of Illinois, to wit:

Legal Description: See Attached

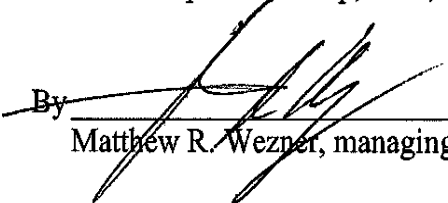
Property Address: 7111 W. 166th Street, Unit 3D, Tinley Park, IL 60477

PIN: 28-19-307-016-1012

Subject to conditions, covenants and restrictions of record, and general real estate taxes for 2020 and thereafter. In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 28th day of June, 2021.

Pinnacle Properties Group, LLC, by all of its members:

By



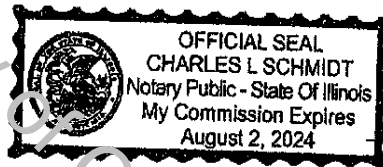
Matthew R. Wezner, managing member

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STATE OF ILLINOIS }
 }
 } ss.
COUNTY OF }

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Matthew R. Wezner, Authorized Member and Managing Member of Pinnacle Properties Group, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member and Managing Member, he signed and delivered the said instrument and caused the said instrument pursuant to authority given by the Members of said Limited Liability Company, as a free and voluntary act of the Authorized Member and Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of June, 2021.



Charles L. Schmidt

(Notary Public)

Prepared By:
Charles L. Schmidt, Atty.
117 W. Washington Street
Morris, Illinois 60450
(815) 942-0701
Grundylaw@gmail.com

Name & Address of Taxpayer:
Viral Parmar and Kena Bhatt
5834 158th Place Unit 2BR
Oak Forest, IL 60452

Mail to:
Viral Parmar & Kena Bhatt
5834 158th Pl Unit 2BR
Oak Forest, IL 60452

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LEGAL DESCRIPTION

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PIN: 28-19-307-016-1012

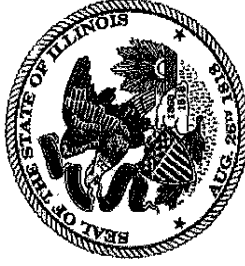
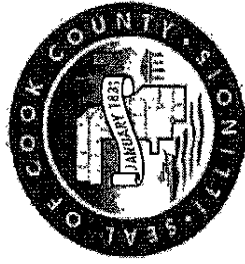
UNIT NUMBER 3D IN TINLEY SQUARE CONDOMINIUMS II, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 25 AND 26 IN SIECLA'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 20, 1995 AS DOCUMENT NUMBER 95635622, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

31-Jul-2021



COUNTY:
ILLINOIS:
TOTAL:

41.50
83.00
124.50

28-19-307-016-1012

20210701621297

1-537-751-824

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