

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2125106358 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/08/2021 10:45 AM Pg: 1 of 3

**Mail to:**

MANHAN ASSOCIATES LLC

Name

407 MEADOW RIDGE LN

Address

PROSPECT HEIGHTS IL 60070-1084

City & State

Dec ID 20210801650024

ST/CO Stamp 0-052-932-368 ST Tax \$582.50 CO Tax \$291.25

**THE GRANTORS 406 INLAND DRIVE, LLC, and Illinois Limited Liability Company in good standing**, for and in good consideration of TEN DOLLARS and other good and valuable considerations in hand paid.

**CONVEY and WARRANT to MANHAN ASSOCIATES LLC, an Illinois Limited Liability Company in good standing** the following described Real Estate situated in the following described Real Estate situated in the County of COOK, in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN #: 03-12-300-186-0000

CKA: 406 INLAND DRIVE, WHEELING, ILLINOIS 60090

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY.

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

DATED this 13<sup>th</sup> day of AUGUST 2021.

(SEAL)

**ERIC SINGER, MANAGING MEMBER**

MANHAN ASSOCIATED LLC, 407 Meadow Ridge Lane, Prospect Heights, IL 60070

Name of Grantee      Address      Zip

SAME AS ABOVE

Name of Taxpayer      Address      Zip

MARLON T. SUSKIN      1580 S. MILWAUKEE AVE.,      LIBERTYVILLE, IL      60048

Name of person preparing Deed      Address      Zip

STATE OF ILLINOIS      )

County of Lake


BW 21057740 / 399  
Caird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schauenburg, IL 60173

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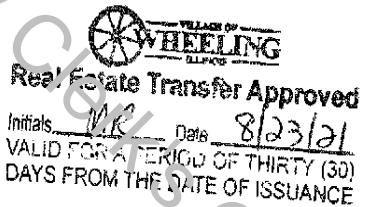
COUNTY OF LAKE ) SS  
)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Eric Singer, Managing Member of 406 Inland Drive, LLC personally known to me to be the same **person** whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as **his** 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 notarial seal this 25<sup>th</sup> day of August, 2021.

(seal)   
\_\_\_\_\_  
NOTARY PUBLIC

Commission Expires:



REAL ESTATE TRANSFER TAX		07-Sep-2021
	COUNTY:	291.25
	ILLINOIS:	582.50
	TOTAL:	873.75

03-12-300-186-0000 | 20210801650024 | 0-052-932-368

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BW21057740

## Exhibit A

PARCEL 1: THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NUMBER 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 824.94 FEET EAST AND 144.96 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 11.24 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 06.00 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 42.88 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 56.75 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 54.12 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBERS 24666972, 25806847, AS AMENDED 88253526, 88253528, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 03-12-300-186-0000

For Informational Purposes only: 406 Inland Drive, Wheeling, IL 60090