

UNOFFICIAL COPY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



Doc#: 2125107247 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2021 09:28 AM Pg: 1 of 2

Dec ID 20210901665167
ST/CO Stamp 1-491-627-792 ST Tax \$85.00 CO Tax \$42.50
City Stamp 2-080-091-920 City Tax: \$892.50

THE GRANTOR, BTG ADVISORS LLC, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY, of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby convey(s) and warrant(s) to **THE GRANTEE(S), BMW PROPS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** of the City of Downers Grove, in the County of DuPage, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 32 IN WILLIAM L. RANDALL'S RESUBDIVISION OF CERTAIN LOTS AND PARTS TOGETHER WITH VACATED SOUTH VAN DYSSINGEN ROAD AND VACATED PUBLIC ALLEY IN THE RESUBDIVISION OF CERTAIN BLOCKS 184, 185 AND 186 IN L. FRANK AND COMPANY'S TRUMBALL PARK TERRACE, BEING A RESUBDIVISION OF CERTAIN BLOCKS IN SOUTH CHICAGO, BEING CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS

SUBJECT TO: 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; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.


PIN NUMBER: 25-12-424-069-0000
ADDRESS: 2253 East 102nd Street, Chicago, IL 60617

1/2
FIDELITY NATIONAL TITLE

0021029432

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 10 day of August, 2021.


_____(Seal)

**BTG ADVISORS LLC,
AN ILLINOIS SERIES LIMITED LIABILITY COMPANY
BY: VINCENT ANTHONY INCOPERO AS AGENT**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT VINCENT ANTHONY INCOPERO** personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 10 day of August, 2021.



Notary Public

THIS INSTRUMENT WAS PREPARED BY:




Vincent Anthony Incopero, Esq.
381 North York Street, Suite 1
Elmhurst, IL 60126



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File #: OC21029432

MAIL TO:
BMW Props LLC, an Illinois Limited Liability Company
1202 North 75th Street
Suite 125
Downers Grove, IL 60515
GRANTEE'S ADDRESS &
SEND SUBSEQUENT TAX BILLS TO:
1202 North 75th Street
Suite 125
Downers Grove, IL 60515



REAL ESTATE TRANSFER TAX		07-Sep-2021
	CHICAGO	637.50
	CTA	255.00
	TOTAL:	892.50 *
25-12-424-069-0000 20210901665167 2-091-091-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-Sep-2021
	COUNTY:	42.50
	ILLINOIS:	85.00
	TOTAL:	127.50
25-12-424-069-0000 20210901665167 1-491-627-792		