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215702149PK 162
**SPECIAL WARRANTY
DEED
(LLC to Individual)
(Illinois)**

Doc#: 2129110181 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/18/2021 12:11 PM Pg: 1 of 5

Dec ID 20210901677141

ST/CO Stamp 0-752-294-032 ST Tax \$867.50 CO Tax \$433.75

THIS AGREEMENT, made
this 23 day of
SEPTEMBER 2021, between
**MAGNOLIA
INVESTMENTS LLC** a party
of the first part, and **CHRIS
BAEK** party of the second part,
WITNESSETH, that the party
of the first part, for and in
consideration of Ten Dollars
and other good and valuable
consideration the receipt of
which is hereby acknowledged
in hand paid by the party of the
second part, the receipt whereof
is hereby acknowledged, and
pursuant to authority of the
Board of Directors of said

corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party
of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described
real estate, situated in the County of COOK and State of Illinois known and described as follows,
to wit:

*A MARRIED PERSON

See attached legal description:

Permanent Real Estate Index Number: 09-09-401-136-0000

Address of Real Estate: 9694 Reding, Des Plaines, IL 60016
air

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto
the party of the second part, his/her/their heirs and assigns forever. And the party of the first
part, for itself, and its successors, does covenant, promise and agree, to and with the party of the
second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything
whereby the said premises hereby granted are, or may be, in any manner encumbered or charged,
except as herein recited; and that the said premises, against all persons lawfully claiming, or to
claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:

General real estate taxes for the year 2020 and subsequent Years, Covenants, conditions and
restrictions of record, public and utility easements, all special governmental taxes or assessments
confirmed or unconfirmed, existing leases and tenancies, hereby releasing and waiving all rights
under and by virtue of the Homestead Exemption Laws of the State of Illinois to have and to hold
said premises forever

Property not located in the corporate limits of
the City of Des Plaines. Deed or instrument
not subject to transfer tax.

Champhelal
City of Des Plaines

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatories, the day and year first above written.

Dated this 23 day of September 2021

MAGNOLIA INVESTMENTS LLC

By: 
PAUL SLANKAMENAC, Its Manager / Member

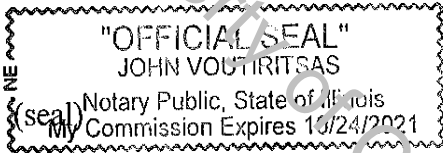
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid **PAUL SLANKAMENAC** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notary seal, this 23 day of September, 2021



Notary Public

My commission expires _____

Prepared By:

John J. Voutiritsas
8770 W BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to:

CHRIS BAEK
9694 REDING CIRCLE
DES PLAINES, IL 60016

MAIL TO:

CHRIS BAEK
9694 REDING CIRCLE
DES PLAINES, IL 60016

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PARCEL 1:

THAT PART OF LOT 1 IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTIONS 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 1 AFORESAID 510.82 FEET EAST OF THE MOST WESTERLY SOUTHWEST CORNER THEREOF (SAID SOUTH LINE HAVING A BEARING OF NORTH 88 DEGREES 38 MINUTES 25 SECONDS WEST); THENCE SOUTH 88 DEGREES 38 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 100.0 FEET; THENCE NORTH 7 DEGREES 21 MINUTES 35 SECONDS EAST ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A", 135.00 FEET; THENCE NORTH 61 DEGREES 56 MINUTES 49 SECONDS WEST 194.15 FEET TO A LINE DRAWN NORTH 13 DEGREES 38 MINUTES 25 SECONDS WEST THROUGH THE POINT OF COMMENCEMENT; THENCE NORTH 13 DEGREES 38 MINUTES 25 SECONDS WEST ALONG THE LAST DESCRIBED LINE 133.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 56 MINUTES 50 SECONDS EAST 215.88 FEET; THENCE SOUTH 7 DEGREES 50 MINUTES 05 SECONDS WEST 28.99 FEET; THENCE SOUTH 61 DEGREES 44 MINUTES 18 SECONDS EAST 29.87 FEET TO THE NORTHEASTERLY EXTENSION OF LINE "A" AFORESAID; THENCE NORTH 7 DEGREES 21 MINUTES 35 SECONDS EAST ALONG SAID EXTENSION 349.72 FEET TO A POINT ON A LINE HAVING A BEARING OF SOUTH 55 DEGREES 44 MINUTES 40 SECONDS WEST AND DRAWN THROUGH A POINT ON THE WEST LINE OF LOT 1 AFORESAID, 75.53 FEET NORTH OF THE MOST WESTERLY SOUTHWEST CORNER THEREOF; THENCE SOUTH 55 DEGREES 44 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 318.55 FEET TO A POINT ON A LINE DRAWN NORTH 13 DEGREES 38 MINUTES 25 SECONDS WEST THROUGH THE POINT OF COMMENCEMENT; THENCE SOUTH 13 DEGREES 38 MINUTES 25 SECONDS EAST ALONG THE LAST DESCRIBED LINE 23.83 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A SOUTH LINE OF LOT 1 AFORESAID 610.82 FEET EAST OF THE MOST WESTERLY SOUTHWEST CORNER THEREOF (SAID SOUTH LINE HAVING A BEARING OF NORTH 88 DEGREES 38 MINUTES 25 SECONDS WEST); THENCE NORTH 7 DEGREES 21 MINUTES 35 SECONDS EAST 232.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 21 MINUTES 35 SECONDS EAST 130.30 FEET; THENCE SOUTH 12 DEGREES 19 MINUTES 47 SECONDS WEST 86.06 FEET; THENCE SOUTH 7 DEGREES 50 MINUTES 05 SECONDS WEST 44.50 FEET; THENCE SOUTH 82 DEGREES 09 MINUTES 55 SECONDS EAST 7.83 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED ANT OF EASEMENT DATED NOVEMBER 4, 1966 AND RECORDED DECEMBER 6, 1964 AS DOCUMENT 20016197, AS AMENDED BY INSTRUMENT RECORDED JANUARY 21, 1969 AS DOCUMENT 20734489, OVER AND UPON:

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(A) THE NORTH 33 FEET OF LOT 1 (B) THE WEST 33 FEET OF LOT 1 (C) THAT PART OF LOT 1 DESCRIBED AS A STRIP OF LAND 30 FEET IN WIDTH AND 270 FEET IN LENGTH, THE CENTER LINE OF WHICH IS DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 1 AND 562.53 FEET NORTHERLY OF THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE OF LOT 1, A DISTANCE OF 270 FEET. (D) THE SOUTH 33 FEET OF THAT PART OF LOT 1 FALLING IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (E) THAT PART OF LOT 1 DESCRIBED AS A STRIP OF LAND 30 FEET IN WIDTH AND 270 FEET IN LENGTH, THE CENTER LINE OF WHICH IS DESCRIBED AS COMMENCING AT A POINT ON THE MOST WESTERLY SOUTH LINE OF SAID LOT 1 AND 615.82 FEET EAST OF MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ON A LINE FORMING AN ANGLE 84 DEGREES FROM EAST TO NORTH WITH SAID MOST WESTERLY SOUTH LINE OF LOT 1, A DISTANCE OF 270 FEET. (F) THE WEST 33 FEET OF THE SOUTH 312.95 FEET OF THAT PART OF LOT 1 FALLING IN SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (G) THE EAST 33 FEET (EXCEPT THE SOUTH 417.64 FEET AS MEASURED ON EAST LINE THEREOF) OF THAT PART OF LOT 1 LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE NORTH 33 FEET OF THAT PART OF LOT 1 LYING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE EAST 33 FEET OF THE NORTH 142.64 FEET OF THE LINE THEREOF) OF THAT PART OF LOT 1 LYING WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (H) EAST OF AND ADJOINING THE EAST LINE OF SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (I) SOUTH 417.64 FEET (AS MEASURED ON EAST OF AND ADJOINING EAST LINE OF THE WEST SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALL SEEN IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTIONS 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THAT PART FALLING IN PARCEL 1 AFORESAID) ALL IN COOK COUNTY, ILLINOIS.