

UNOFFICIAL COPY

Doc#: 2130710303 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 03:00 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20211001619322
ST/CO Stamp 1-213-396-112 ST Tax \$525.00 CO Tax \$262.50

Preparer File: AF1017313
FATIC No.: AF1017313

THE GRANTOR(S) DAVID WILSON, AND JEAN WILSON, of the Village of Wheeling, County of Cook and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 2251 FOSTER AVENUE LLC., an Illinois limited liability company, a 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, of 1700 E. Higgins Road, Suite 430, Des Plaines, Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Real Estate taxes for 2021 and subsequent year

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

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

Permanent Real Estate Index Number(s): 03-23-407-006-0000

Address(es) of Real Estate: 2251 FOSTER AVENUE
WHEELING, ILLINOIS 60090

Dated this 29 day of Oct, 2021

David Wilson
DAVID WILSON

Jean Wilson
JEAN WILSON



Real Estate Transfer Approved

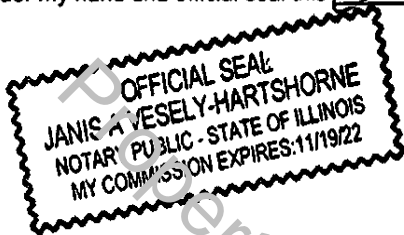
Initials MB Date 10/27/21
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID WILSON AND JEAN WILSON, personally known to me to be the same person(s) whose name(s) 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 official seal this 29 day of Oct, 2021.



[Handwritten Signature]
Notary Public

Prepared by:
Alfred D. Stavros & Associates
433 N. Milwaukee Avenue
Wheeling, IL 60090

Mail to:

MR. DANIEL SCOTT
ATTORNEY AT LAW
1700 E. HIGGINS ROAD
SUITE 430
DES PLAINES, IL 60018

Name and Address of Taxpayer:

2251 FOSTER AVENUE LLC
1700 E. Higgins Road
Suite 430
Des Plaines, IL 60018

Property of Cook County Clerk's Office



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Exhibit A Legal Description

Permanent Real Estate Index Number(s): 03-23-407-006-0000

Address(es) of Real Estate: 2251 FOSTER AVENUE
WHEELING, Illinois 60090

LOT 6 IN PALWAUKEE INDUSTRIAL PARK, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

