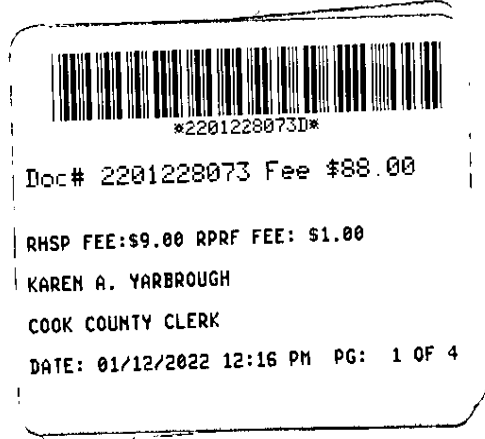


UNOFFICIAL COPY

WARRANTY DEED (ILLINOIS)

The Grantor, Nick Broches, a married man, of 1081 Santa Fe Street, Bartlett, Illinois 60103, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS AND WARRANTS to the Grantee:

Porta Properties, LLC, an Illinois series limited liability company, of 1081 Santa Fe Street, Bartlett, Illinois 60103, the following described real estate situated in Cook County, Illinois:



----FOR RECORDER'S OFFICE ONLY----

PARCEL 1: THAT PART OF LOT 50 IN FOREST RIDGE SUBDIVISION, BEING A PART OF PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 26, 2004 AS DOCUMENT NO. 0430019086, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 50; THENCE SOUTH 69 DEGREES 02 MINUTES 57 SECONDS EAST 60.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 69 DEGREES 02 MINUTES 57 SECONDS EAST 26.87 FEET; THENCE SOUTH 21 DEGREES 02 MINUTES 41 SECONDS WEST 71.83 FEET; THENCE NORTH 69 DEGREES 02 MINUTES 57 SECONDS WEST 26.73 FEET; THENCE NORTH 20 DEGREES 56 MINUTES 00 SECONDS EAST 71.83 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF STREAMWOOD, COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "N" IN FOREST RIDGE SUBDIVISION, AS SET FORTH IN THE PLAT OF SUBDIVISION AND IN THE DECLARATIONS RECORDED AS DOCUMENT NUMBERS 0432018086 AND 0432018087, IN THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS.

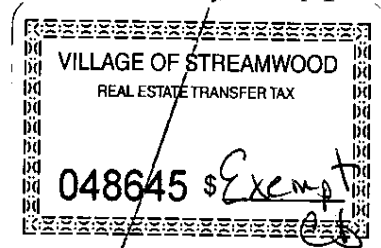
Permanent Index Number: 06-28-108-011-0000

Commonly Known As: 1527 Yellowstone Drive, Streamwood, IL 60107

subject to the general real estate taxes for the year 2021 and subsequent years, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other applicable governmental regulations

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

S 1
P 3
S 1
M 1
SC 1
E 1
H 1



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This transaction is exempt pursuant to Section 4(e) of the Real Estate Transfer Tax Act.

Alan Garrow
Attorney Alan Garrow

DATED this 29th day of August 2021

NICK BROCHES
Nick Broches

Sandy Broches
Sandy Broches
Agent / Spouse Waiving Homestead

State of Illinois)
)ss
County of DuPage)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Nick Broches and Sandy Broches 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 official seal, this 29th day of August 2021

Commission expires 4/4, 2022

Joyce A. Garrow
Notary Public



This instrument was prepared by and return after recording to:

Alan Garrow
Nealis & Garrow, P.C.
2 s 889 Red Oak Drive
Elburn, Illinois 60119

Send subsequent tax bills to:

Porta Properties, LLC
c/o Sandy Broches
1081 Santa Fe Street
Bartlett, IL 60103

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 5 | 20

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

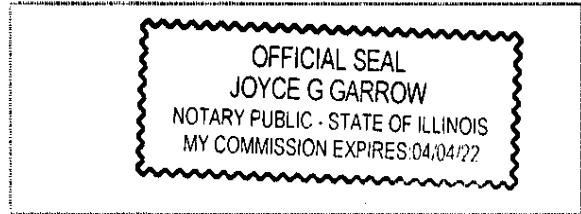
Subscribed and sworn to before me, Name of Notary Public: Joyce G. Garrow

By the said (Name of Grantor): Nick Broches

On this date of: 11 | 5 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 5 | 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

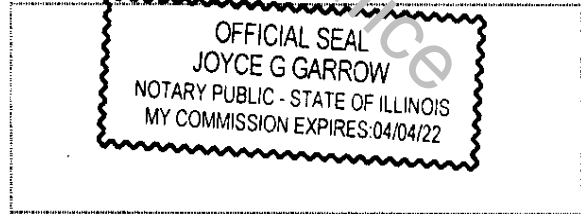
Subscribed and sworn to before me, Name of Notary Public: Joyce G. Garrow

By the said (Name of Grantee): Porta Properties, LLC

On this date of: 11 | 5 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Jan-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

06-28-108-011-0000

20211101629364 | 0-760-034-960