

# UNOFFICIAL COPY

## WARRANTY DEED

Corporation to Limited  
Liability Company

Doc#: 2206206261 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/03/2022 02:20 PM Pg: 1 of 3

Dec ID 20220201616431  
ST/CO Stamp 2-040-677-776 ST Tax \$1,800.00 CO Tax \$900.00

This agreement, made this 23<sup>rd</sup> day of February, between TLC Farm Inc., an Illinois Corporation, of the Village of Barrington Hills, County of Cook and State of Illinois, a corporation 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, party of the first part, and Sutton Creek Farm, LLC, of the Village of South Barrington, County of Cook, State of Illinois, an Illinois Limited Liability Company,

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Shareholders and Officers of said corporation, by these presents does **CONVEY AND WARRANT** unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 180 Old Sutton Road, Barrington Hills, IL 60010

PIN: 01-21-102-004-0000

This conveyance is for the sole purpose of winding down the TLC Farm, Inc. an Illinois Corporation.

SUBJECT TO: Covenants, conditions and restrictions of record, building lines and public and utility easements; existing leases and tenancies; and general real estate taxes for 2021 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **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.

LT-2161NW 320617RM 1/3 - ECA

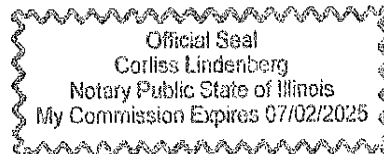
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President/Secretary, the day and year first above written.

TLC Farm Inc., an Illinois Corporation  
Name of Corp.

By: *[Signature]*  
Allen B. Cullen, Its President and Secretary

STATE OF ILLINOIS      )  
                                      ) SS  
COUNTY OF DUPAGE    )



I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Allen B. Cullen, personally known to me to be the President/Secretary of, TLC Farm Inc., an Illinois Corporation, and 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 severally acknowledged that as such President/Secretary, he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the shareholders and officers of said corporation, as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of February, 20 22

Commission expires July 2, 20 25, *[Signature]*  
NOTARY PUBLIC

This instrument prepared by: Laurence M. Cohen, P.C., 1017 W. Golf Road, Hoffman Estates, IL 60169

MAIL DEED TO:

SEND SUBSEQUENT TAX BILLS TO:

Messer Strickler Burnette, P.C.  
142 W. Station Street  
Barrington, Illinois 60010  
Recorder's Office Box No. \_\_\_\_\_

Sutton Creek Farm, LLC  
ATTN: PAUL NOURBASH  
23 N. Liberty Dr  
SOUTH BARRINGTON, IL  
60010

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## EXHIBIT "A" - LEGAL DESCRIPTION

Order No.: 21GNW520667RM

For APN/Parcel ID(s): 01-21-102-004-0000

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PARCEL 1:

LOT 21 IN SUTTON CREEK, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 21 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office