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Doc#: 2207645052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2022 01:29 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20211201671244
ST/CO Stamp 1-248-687-504 ST Tax \$1,312.50 CO Tax \$656.25

THE GRANTOR, 1320 Gladstone LLC, an Illinois limited liability company – 250-252 Chaddick Dr., Wheeling, IL 60090, for and in consideration of Ten and No/100 Dollars and other valuable consideration in hand paid and hereby acknowledged, conveys to RENO AND RENO, LLC, 250-252 Chaddick Dr., Wheeling, IL 60090, (“Grantee”), the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

LOTS 35 AND 36 IN PALWAUKEE BUSINESS CENTER UNIT TWO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 250-252 Chaddick Drive, Wheeling, Illinois 60090

PIN: 03-11-409-015-0000 (affects Lot 35) and 03-11-409-016-0000 (affects Lot 36)

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 the following:

All real estate taxes and special assessments, whether now due or not yet due and payable, as well as any lien, easement, encumbrance, and any other item of public record. The Warranties given herein are limited to the acts of the Grantor.

IN WITNESS WHEREOF, 1320 Gladstone, LLC has caused its name to be signed to these presents by its Authorized Agent.

DATED this 3rd day of March, 2022



Real Estate Transfer Approved
Inhib: AM Date: 3/14/22
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

1320 Gladstone LLC

By: Bruce Diederich, Manager and Member
Bruce Diederich, Manager and Member

By: Flora Diederich, Manager and Member
Flora Diederich, Manager and Member

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SPECIAL WARRANTY DEED
PAGE 2

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Jessica Turk, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that, Bruce Diederich and Flora Diederich, Managers and Members of 1320 Gladstone LLC, who are personally known to me to be the same people whose names are subscribed to the foregoing instrument and as such duly authorized Managers and Members of 1320 Gladstone, LLC, they appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of March, 2022.

Jessica Turk
Notary Public

This instrument was prepared by: Wendy Kalota Gattone, McFadden & Dillon, P.C., 120 S. LaSalle Street, Suite 1920, Chicago, Illinois 60603

Send Subsequent Tax Bills To:
Reno and Resto, LLC
250-252 Chaddick Drive
Wheeling, IL 60090



Mail to:
Patrick M. McMahon
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Avenue
Arlington Heights, IL 60005-1475

ATA / GMT Title Agency
1550 Spring Road, Suite 108
Oak Brook, IL 60523
File # 21811265-IL