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Chicago Title

Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

Doc#: 2209728167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2022 11:45 AM Pg: 1 of 3

Dec ID 20220301668841
ST/CO Stamp 1-042-981-776 ST Tax \$925.50 CO Tax \$462.75

THE GRANTOR, Park Place Glen, LLC, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, **CONVEY(S) and WARRANT(S)** to Nicholas Demling and Kellie S. Demling, husband and wife, tenants by the entirety, of 400 Woodland Ct., Glenview, IL 60025 of the County of Cook, 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: General real estate taxes not yet due and payable; the Master Association Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record provided that the Purchased Unit is not in violation thereof; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; easements, covenants conditions, agreements, building lines and restrictions of record, provided that they do not interfere with the use and enjoyment or value of the Purchased Unit as a residence; liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure Purchaser against loss or damage.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said Property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easement, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 04-35-201-058-0000

Address of Real Estate: 1242 Parker Dr., Glenview, IL 60025

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 5th day of April, 2022.

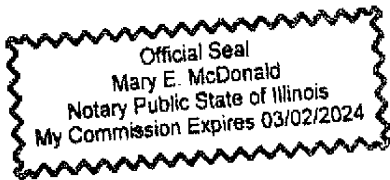
Park Place Glen, LLC,
An Illinois limited liability company
By: Drake Group Holdings, LLC,
An Illinois limited liability company
Its Manager

By: [Signature]
Thomas E. Drake, Sole Member

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas E. Drake, personally known to me to be the Sole Member of Drake Group Holdings, LLC an Illinois limited liability company, the Manager of Park Place Glen, LLC, an Illinois limited liability company, and personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Sole Member of the Manager, he signed and delivered the instrument pursuant to authority given by the said limited liability company as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of April, 2022



[Signature]
Notary Public

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington, Suite 900
Chicago, IL 60602

Mail To:
Mr. Joseph G. Haffner
Law Offices of Joseph G. Haffner
Two Prudential Plaza
180 N. Stetson, Suite 3500
Chicago, IL 60601

Name & Address of Taxpayer:
Nicholas and Kellie S. Demling
1242 Parker Dr.
Glenview, IL 60025

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LEGAL DESCRIPTION

Order No.: 21LS01621LP

For APN/Parcel ID(s): 04-35-201-058-0000

PARCEL 1:

LOT 14 IN PARK PLACE OF GLENVIEW SUBDIVISION, BEING A RESUBDIVISION OF GLENVIEW MUNICIPAL BUILDING CONSOLIDATION, BEING A CONSOLIDATION OF PARCELS OF LAND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 2018 AS DOCUMENT 1818018074, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER OUTLOT A AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF PARK PLACE GLENVIEW RECORDED JANUARY 25, 2019 AS DOCUMENT 1902545029, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office