

UNOFFICIAL COPY

Doc#: 2211533334 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2022 01:38 PM Pg: 1 of 3

Dec ID 20220401685888
ST/CO Stamp 0-453-311-376 ST Tax \$203.50 CO Tax \$101.75



Chicago Title Insurance Company

WARRANTY DEED

22GND072007WH

1 of 2

CHARGE CTC DUPAGE

THE GRANTOR, **JOEL LECCE, a married man**, grantor warrants that this is not homestead property with respect to grantor's spouse, for and in consideration of \$10.00 (TEN AND NO/100) in hand paid, **CONVEYS AND WARRANTS to LA PROPERTY INVESTMENTS, LLC**, of 120 W. Golf Road, Suite 106, Schaumburg IL 60195, the property located in Cook County, to wit:

PARCEL 1:

UNIT 19-7 IN THE TRAILS VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24969065, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF GARAGE AREA G-19-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 24969065

SUBJECT TO:

Covenants, conditions and restrictions of record and real estate taxes for the year 2021 2nd Installment taxes and subsequent years.

Permanent Real Estate Index Number: 07-35-402-009-1103

Address of Real Estate: 861 Yosemite Trail, Unit C, Roselle IL 60172

THIS IS NOT HOMESTEAD PROPERTY FOR SELLER, JOEL LECCE.

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Dated this 20th day of April, 2022.




JOEL LECCE

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT JOEL LECCE, a married man**, 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 20th day of April, 2022.



 (Notary Public)

Prepared By: ATTORNEY EDWARD C. PACILLI
1060 E. LAKE STREET, SUITE 100
LOMBARD IL 60148

*Mail To and
Name & Address of Taxpayer:*

**LA PROPERTY INVESTMENTS LLC
120 W. GOLF ROAD, SUITE 106
SCHAUMBURG IL 60195**

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07-35-402-009-1103

20220401685888

0-453-311-376

COUNTY:	101.75
ILLINOIS:	203.50
TOTAL:	305.25

Property of Cook County Clerk's Office