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Doc#: 2213039358 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2022 01:15 PM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR,

490 CHERRY LLC, a Limited Liability Company 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 dollars (\$10.00) and other valuable consideration in hand paid.

and pursuant to authority given by the Board of Directors of said Corporation, **CONVEYS AND WARRANTS** to:

STEPHEN AND ANNE CLESS, Joint TENANTS BY THE ENTIRETY,

all interest in the following un-curbed Real Estate situated in the County of Cook in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: 1) covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate, and 2) general real estate taxes not due and payable at the time of Closing.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number(s): **05-21-126-007-0000**
Address of the Real Estate: **490 CHERRY STREET, WINNETKA IL 60093**

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its member, attested by its secretary, as of the 27th day of APRIL, 2022.

490 CHERRY LLC

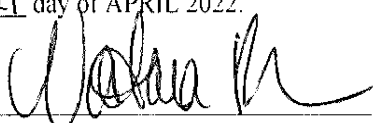
By: 
STEVEN AISEN, Member

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STATE OF ILLINOIS }
 }SS.
COUNTY OF COOK }

The undersigned Notary Public, in and for the County in the State aforesaid, DOES HEREBY CERTIFY, that **STEVEN AISEN**, personally known to me to be a member of **490 CHERRY LLC**, 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 member and secretary he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the 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 21th day of APRIL 2022.


NOTARY PUBLIC

Commission expires:

This instrument prepared by:

VICTORIA A. BIROV
LAW OFFICES OF VICTORIA BIROV, PC
666 DUNDEE ROAD, SUITE 308
NORTHBROOK, IL 60062



AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:

MICHAEL GRABILL
OLSON, GRABILL & FLITCRAFT
707 SKOKIE BLVD., SUITE 420
NORTHBROOK, IL 60062

SEND SUBSEQUENT TAX BILL:

STEPHEN AND ANNE CLESS
~~490 CHERRY STREET~~ 2215 Chestnut Street
WINNETKA, ILLINOIS ~~60093~~ Northbrook IL 60062

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LEGAL DESCRIPTION

Order No.: 22002549SK

For APN/Parcel ID(s): 05-21-126-007-00000

THAT PART OF LOT 6 OF "FAIRVIEW AVE" ALSO KNOWN AS "GARVES PLACE" VACATED LYING BETWEEN LOTS 1 AND 6 IN GRAVES SUBDIVISION IN THE VILLAGE OF WINNETKA, BEING A SUBDIVISION OF PART OF THE NORTH FRACTIONAL 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, FORMERLY KNOWN AS BLOCKS 44, 68 AND 69 (VACATED) OF THE VILLAGE OF WINNETKA, AND 33 FEET WEST OF AND ADJOINING SAID BLOCKS 44 AND 68 ACCORDING TO THE PLAT OF SAID GRAVE'S SUBDIVISION RECORDED JANUARY 31, 1882 AS DOCUMENT 372637 IN BOOK 16 OF PLATS PAGE 71 DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A POINT IN THE WEST LINE OF LOT 6 AFORESAID MIDWAY BETWEEN ASH AND CHERRY STREET, WHICH POINT IS ABOUT 187 FEET NORTH OF THE NORTH LINE OF ASH STREET, THENCE RUNNING EAST ALONG THE LINE MIDWAY BETWEEN ASH AND CHERRY STREETS, A DISTANCE OF 105 FEET, THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE WESTERLY LINE OF "FAIRVIEW AVE." ALSO KNOWN AS "GRAVES PLACE" VACATED WHICH IS DISTANT 175.5 FEET NORTHWESTERLY FROM THE NORTHERLY LINE EXTENDED OF ASH STREET AS MEASURED ALONG THE SAID WESTERLY LINE OF FAIRVIEW AVENUE AND THE WESTERLY LINE OF FAIRVIEW AVENUE, EXTENDED THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT WHERE THE MIDDLE LINE OF SAID FAIRVIEW AVENUE INTERSECTS THE SOUTH LINE EXTENDED OF CHERRY STREET, THENCE WEST ALONG THE SOUTH LINE OF CHERRY STREET TO THE NORTHWEST CORNER OF LOT 6 IN GARVES SUBDIVISION AFORESAID, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING EXCEPT THE WEST 7 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: 22002549SK

COUNTY OF COOK

490 Cherry LLC, being duly sworn on oath, states that 490 Cherry LLC resides at 666 Dundee Road, Suite 308, Northbrook, IL 60062. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- 2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

490 Cherry LLC

BY: [Signature]



STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 27th of April, 2022

[Signature]
Notary Public