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**SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUAL)**

Doc#: 2213707331 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2022 09:15 AM Pg: 1 of 3

MAIL TO:

JOHN MAUTAS
1300 W. HIGGINS RD
Suite 510
Park Ridge, IL 60068

Dec ID 20220501615803
ST/CO Stamp 2-108-321-680 ST Tax \$1,744.00 CO Tax \$872.00

NAME & ADDRESS OF TAXPAYER:

Ashley and Lisa Novak
1216 Ridge Rd
Northbrook, IL 60062

THE GRANTOR(S), **OAK BUILDERS 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 DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, and pursuant to the authority given by the Managers of said company, GRANTS, SELLS, REMISES, ALIENS AND CONVEYS to, **ASHLEY NOVAK AND LISA NOVAK**, as husband and wife GRANTEE(S), the following described real state situated in the CITY OF NORTHBROOK, COUNTY OF COOK, STATE OF ILLINOIS, to wit: * 2013 SKYLINE CT, HIGHLAND PARK, IL 60035

**50 Lakeview Pkwy
STE 121
Vernon Hills, IL 60061

LEGAL DESCRIPTION ATTACHED

Permanent Index Number(s): **04-10-205-047-0000**

Property Address: **1216 RIDGE ROAD, NORTHBROOK, ILLINOIS 60062**

This conveyance is subject to: General real estate taxes for 2021 and subsequent years; covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

To have and to hold said premises, as Tenants by the Entirety, forever.

Dated this 10 day of May, 2022.

OAK BUILDERS LLC
An Illinois Limited Liability Company

By: Amazing Homes Developers LLC
An Illinois Limited Liability Company

By: [Signature]
Dmitry Feldman, Manager of
Amazing Homes Developers LLC

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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **DMITRY FELDMAN**, 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.

Given under my hand and notarial seal, this 10 day of May, 2022

Notary Public *Kirill Smolov*
Notary Public

My commission expires on 12/30/22



NAME & ADDRESS OF PREPARER:
JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5045 NORTH HARLEM AVENUE
CHICAGO, ILLINOIS 60656-3501

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LOT 1 IN NORTHBROOK GLEN UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE EAST 20 ACRES OF LOTS 28, 29 AND 30 TAKEN AS A TRACT IN ASSESSOR'S DIVISION IN SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 04-10-205-047-0000

C/K/A 1216 RIDGE ROAD, NORTHBROOK, ILLINOIS 60062

Property of Cook County Clerk's Office

HERITAGE TITLE COMPANY
5840 W LAWRENCE AVE
CHICAGO, IL 60630