

# UNOFFICIAL COPY

Doc#: 2213717067 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2022 11:32 AM Pg: 1 of 2

Dec ID 20220501601363  
ST/CO Stamp 0-532-533-136 ST Tax \$730.00 CO Tax \$365.00

## WARRANTY DEED

Old Republic National Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 22148742

THIS INDENTURE WITNESSETH, that the Grantor, **SINLAK PROPERTIES, LLC, SERIES C**, an Illinois limited liability company, organized under the law of the State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEYS and WARRANTS TO ROYAL PROPERTY GROUP LLC-1203 FORUMS CT**, an Illinois Limited Liability Company, organized under the laws of the state of Illinois, the following described real estate, to-wit:


### PARCEL 1:

ALL OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING SOUTH OF A LINE DRAWN PARALLEL WITH THE MOST NORTHERLY LINE OF SAID TRACT FROM A POINT ON THE WEST LINE OF SAID TRACT 51.66 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, SAID TRACT OF LAND BEING THAT PART OF LOT 2 IN PLEASANT RUN SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE DUE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 646.87 FEET (THE WEST LINE OF SAID LOT 2 BEING ASSUMED AS HAVING A BEARING OF DUE NORTH AND SOUTH FOR THIS LEGAL DESCRIPTION); THENCE DUE EAST 343.44 FEET TO A POINT FOR THE PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE DUE SOUTH 46.33 FEET, THENCE DUE EAST 15.00 FEET, THENCE DUE SOUTH 57.00 FEET, THENCE DUE WEST 57.00 FEET, THENCE DUE NORTH 46.33 FEET, THENCE DUE WEST 15.00 FEET, THENCE DUE NORTH 57.0 FEET, THENCE EAST 57.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED APRIL 20, 1976 AND RECORDED MAY 25, 1976 AS DOCUMENT 23497252, AND AS CREATED BY THE DEED FROM WESTERN FINANCIAL CORPORATION TO NORMAN AMERICUS AND VIOLET AMERICUS, HIS WIFE, DATED JUNE 10, 1977 AND RECORDED JUNE 13, 1977 AS DOCUMENT 23966984 FOR INGRESS AND EGRESS, USE OF RECREATIONAL FACILITIES AND OTHERS, ALL IN COOK COUNTY, ILLINOIS.

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

  
Real Estate Transfer Approved  
Initials MC Date 5/15/22  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

# UNOFFICIAL COPY

Permanent Real Estate Index Number: 03-15-203-027-0000

Address of Real Estate: 1203 S Forums Ct, Wheeling, IL 60090

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in the State of Illinois.

Dated this 2<sup>nd</sup> Day of May, 2022

**SINLAK PROPERTIES, LLC, SERIES C**

Srinivasa Nandipati  
Srinivasa Nandipati

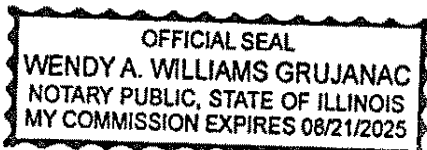
Suneeta Vankadaru  
Suneeta Vankadaru

STATE OF ILLINOIS

COUNTY OF COOK



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, SRINI NANDIPATI AND SUNEETA VANKADARU, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 Notarial Seal this 2<sup>nd</sup> day of May, 2022.



[Signature]  
Notary Public

This instrument was prepared by: James Kuo 1333 Burr Ridge Parkway #200 Burr Ridge IL 60527	Send subsequent tax bills to: Royal Property Group 1131 Lockwood Dr Buffalo Grove IL 60089	Mail Recorded Instrument to: Royal Property Group - 1131 Lockwood Dr Buffalo Grove IL 60089
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REAL ESTATE TRANSFER TAX		12-May-2022
		COUNTY: 365.00
		ILLINOIS: 730.00
		TOTAL: 1,095.00
03-15-203-027-0000		20220501601363   0-532-533-136