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2214522013D

**WARRANTY
DEED**

Doc# 2214522013 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2022 11:41 AM PG: 1 OF 2

MAIL TO:

Turn Key Properties, LLC
1807 Industrial Drive
Libertyville, IL 60048

NAME AND ADDRESS OF TAXPAYER:

Turn Key Properties, LLC
1807 Industrial Drive
Libertyville, IL 60048

RECORDER'S STAMP

THE GRANTOR B Lad Properties, L.L.C., an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Turn Key Properties, LLC, an Illinois limited liability company all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN PALATINE MANUFACTURING DISTRICT, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF COLFAX STREET AND WEST OF A LINE DRAWN 440 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SMITH STREET, AS LAID DOWN ON THE ASSESSORS PLAT OF THE TOWN OF PALATINE, RECORDED APRIL 10, 1877 AS DOCUMENT 129579 IN BOOK 13 OF PLATS, PAGE 93 (EXCEPT THE NORTH 66 FEET OF THE WEST 264 FEET THEREOF) IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER PLS 2456" AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE SOUTH 66 DEGREES 07 MINUTES 30 SECONDS EAST 70.53 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 59 SECONDS EAST 118.13 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS RIGHT-OF-WAY CORNER PLS 2456"; AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 83 DEGREES 35 MINUTES 56 SECONDS WEST 63.09 FEET ALONG THE SOUTH LINE OF SAID LOT 6 TO A BEND POINT IN SAID SOUTH LINE; THENCE NORTH 59 DEGREES 31 MINUTES 49 SECONDS WEST 100.95 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER : 02-15-432-017-0000

Commonly known as: 310 W. Colfax Street Palatine, IL 60067

Subject to: Real Estate taxes for 2021 and subsequent years; special assessments confirmed after the date of this deed; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; public roads and highways and easements pertaining thereto; existing annexation agreement and/or development agreements; and declaration of covenants.

DATED: April 28, 2022

Blake A. Ladika Member

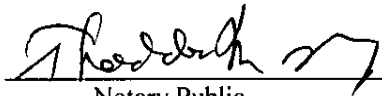
Blake Ladika, Member
B Lad Properties, L.L.C., an Illinois Limited Liability Company

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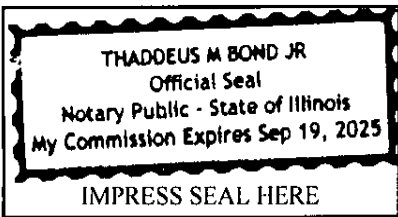
STATE OF ILLINOIS)
County of Lake)



I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Blake Ladika, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be a Member of B Lad Properties, L.L.C., 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 28th day of April, 2022.



Notary Public



REAL ESTATE TRANSFER TAX		25-May-2022	
		COUNTY:	135.50
		ILLINOIS:	271.00
		TOTAL:	406.50
02-1-432-017-0000		20220401684603 1-017-872-272	

NAME AND ADDRESS OF PREPARER:
Law Offices of Thaddeus M. Bond, Jr. & Associates
708 Florsheim Drive, Suite #10
Libertyville, IL 60048

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. _____ and Cook County Ord. 93-0-27 par. _____
Date _____ Sign. _____