

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2218607201 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/05/2022 01:26 PM Pg: 1 of 1

Dec ID 20220601641202

ST/CO Stamp 1-782-278-224 ST Tax \$2,294.00 CO Tax \$1,147.00

The Grantor, Preof, LLC, P-2, an Illinois limited liability company, in consideration of \$10.00, and other good and valuable consideration, convey and warrant to Thien Nguyen and Jennifer Nguyen, husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety, of 4933 Coyle Avenue, Skokie, Illinois 60077, the following described real estate:

LOT 25 IN PICKWICK ACRES, A SUBDIVISION OF THE WEST 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EXCEPT THE EAST 578.12 FEET OF THE WEST 628.12 FEET OF THE SOUTH 344 FEET OF THE NORTH 384 FEET, ALSO EXCEPT THAT PART OF THE 444 FEET OF THE NORTH 484 FEET EAST OF THE WEST 694.12 FEET THEREOF, ALSO EXCEPT THE SOUTH 100 FEET OF THE NORTH 984 FEET OF THE EAST 280.56 FEET OF THE WEST 330.56 FEET THEREOF IN SECTION 28, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1714 Pickwick Lane, Glenview, IL 60026

PIN: 04-28-400-021-0000

Subject to: (i) covenants, conditions, and restrictions of record and (ii) public and utility easements which do not underlie the improvements on the property if any, provided none of which interfere with the current use and enjoyment of the Real Estate; (iii) General real estate taxes for 2022 and subsequent years; (iv) zoning and building laws and ordinances; (v) such other matters as to which the title insurer commits Purchaser against loss or damage; (vi) acts of Purchaser.

Dated: 6-9-22
State of IL County of Lake

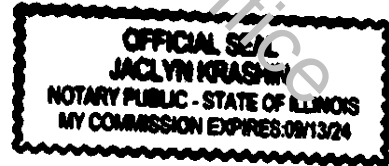
Peter R. Canalia
Peter R. Canalia, Managing Member of Preof, LLC, P-2
an Illinois limited liability company

I, Jaclyn Krashin, a notary for Illinois hereby certify that Peter R. Canalia, Managing Member of Preof, LLC, P-2 an Illinois limited liability company, personally known to me to be the person whose name is subscribed to this deed, appeared before me today in person, and acknowledged that he voluntarily signed, sealed and delivered this deed.

Dated: 6/9/2022

Jaclyn Krashin
Notary public

THIS DOCUMENT PREPARED BY:
Peter B. Canalia
8840 Calumet Avenue, Suite 205
Munster, IN 46321
(219) 836-0008



MAIL DEED TO:

Jennifer Nguyen
1714 Pickwick Ln
Glenview, IL 60026

MAIL TAX BILL TO:

Jennifer Nguyen
1714 PICKWICK LN
Glenview, IL 60026

FIRST AMERICAN TITLE
FILE # 313091