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Chicago Title Insurance Company
WARRANTY DEED
(LLC to Individual)



Doc# 2220140053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/20/2022 02:22 PM PG: 1 OF 3

Property of Cook County Clerk's Office

THIS INDENTURE, made this _____ day of June, 2022, between TLC Residential Properties, LLC, a 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, party of the first part, and Meredith Rosenbloom and Scott Smith, not as tenants in common, but as joint tenants, forever, party of the second part, *wife and husband*

(GRANTEE'S ADDRESS) 15168 West Washburn Ave., Lakewood, Co., 80228

WITNESSETH, that said party of the first part, for and in consideration of the sum of TEN dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt of whereof is hereby acknowledged, and pursuant to authority of the Members of said LLC, by these presents does **WARRANT, REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all of the following described land situated in the County of Lake and State of Illinois known and described as follows, to wit:

See Attached Legal.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways, general taxes for the year 2021 and subsequent years.

Permanent Real Estate Index Number(s): 04-08-200-024-1023

Address(es) of Real Estate: 925 Spring Hill Drive, #206, Northbrook, IL 60062

Dated this 24th day of June, 2022.

Thomas Crichton
Thomas Crichton-member

REAL ESTATE TRANSFER TAX

19-Jul-2022



COUNTY: 85.75
ILLINOIS: 171.50
TOTAL: 257.25

04-08-200-024-1023

| 20220701675355 | 2-092-977-232

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Crichton, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of June, 2022.



Miriam Perez (Notary Public)

Prepared By:

R. Christopher Ditton
625 W. Rollins Rd.
Round Lake Beach, IL 60073

Mail To:

~~Peter L Berk
Attorney at Law
O'Keefe, Rivera & Berk, LLC
55 W Wacker Drive, Suite 1400
Chicago, IL 60601~~

*Meredith Rosenbloom
15168 W Washburn Ave.
Lakewood, CO 80228*

Name & Address of Taxpayer:

~~Meredith R. Rosenbloom and Scott G. Smith
925 Spring Hill Drive, #206
Northbrook, IL 60062~~

*15168 W Washburn Ave.
Lakewood, CO 80228*

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LEGAL DESCRIPTION

Order No.: 22GST296096LV

For APN/Parcel ID(s): 04-08-200-024-1023

PARCEL 1: UNIT NUMBER 206 IN PHEASANT CREEK CONDOMINIUM NUMBER 1 AS DELINEATED ON SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS "A" AND "B" IN WHITES PLAINES UNIT 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THE 2 ACRES CONVEYED TO FREDERICK WALTER BY WARRANTY DEED RECORDED DECEMBER 4, 1849 AS DOCUMENT NUMBER 24234, BEING THE EAST 20 RODS OF THE NORTH 16 RODS OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, AND ALSO THE 1 ACRE CONVEYED TO THE CHURCH BY WARRANTY DEED RECORDED APRIL 30, 1851 AS DOCUMENT NUMBER 29581 ALL TAKEN AS A TRACT, (EXCEPTING FROM SAID TRACT THE NORTH 520.00 FEET OF THE WEST 742.00 FEET AND ALSO EXCEPTING THAT PART EAST OF THE WEST 742.00 FEET OF SAID TRACT AND NORTH OF A LINE 246.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8) ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 40920 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22648910 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED MARCH 5, 1974 AND RECORDED MARCH 8, 1974 AS DOCUMENT NUMBER 22648909 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1975 AND KNOWN AS TRUST NUMBER 49409 TO BEATRICE ROSENBERG DATED JULY 13, 1976 AND RECORDED JULY 21, 1976 AS DOCUMENT 23567764 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.