

CPT 22-84690  
113

# UNOFFICIAL COPY

## WARRANTY DEED



Doc# 2221015027 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 07/29/2022 03:05 PM PG: 1 OF 4

Property of Cook County, Illinois

THE GRANTOR(S), Francesco Loschiavo Investments, LLC; 9350 Golf RD, an Illinois limited liability company, of the Village of Roselle, DuPage County, Illinois, for and in consideration of ten and no/100 (\$10.00) dollars in hand paid, convey(s) and warrant(s) to Sakeena LLC, an Illinois limited liability company, whose address is 4501 N. Keystone Avenue, Chicago, Illinois 60630 located in the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

### PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 10, 476.08 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, 111.48 FEET TO THE PLACE OF BEGINNING (THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 BEING TAKEN AS NORTH AND SOUTH FOR THE PURPOSES OF THIS DESCRIPTION); THENCE NORTH 62.15 FEET; THENCE EAST 44.0 FEET; THENCE SOUTH 62.15 FEET; THENCE WEST 44.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT 24462127.

Permanent Real Estate Index Number(s): 09-10-301-094-0000  
Address of Real Estate: 9350 Golf Road, Des Plaines, Illinois 60016

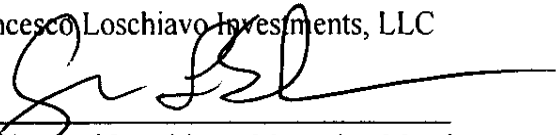
Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

11 7-27-22  
City of Des Plaines

# UNOFFICIAL COPY

Dated this 25 day of July, 2022

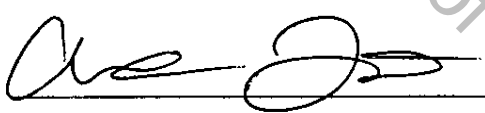
Francesco Loschiavo Investments, LLC

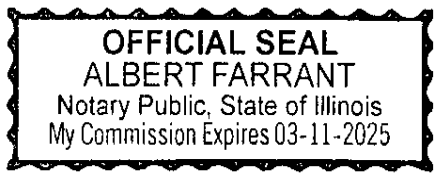
By:   
Giovanni Loschiavo, Managing Member

State of Illinois )  
County of Kane )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Giovanni Loschiavo known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as 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 official seal, this 25<sup>th</sup> day of July, 2022.

 (Notary Public)



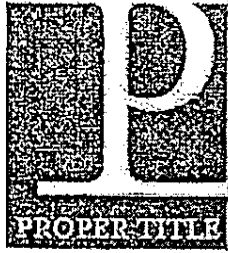
Prepared By: Christopher D. Galloway, 1806 Chandolin Court, Elgin, Illinois 60124

Mail To:  
Sakeena LLC  
4501 N. Keystone Avenue  
Chicago, Illinois 60630

Tax Bills to:  
Sakeena LLC  
4501 N. Keystone Avenue  
Chicago, Illinois 60630

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



Corporate Headquarters 400 Skokie Blvd., Suite 380, Northbrook, IL 60062

## PLAT ACT AFFIDAVIT

State of Illinois

County of Cook

Gabriella Loschiano being duly sworn on oath, states that  
resides at 9350 GOLF RD, DES PLAINES, IL 60016 and that  
the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

(circle number below which is applicable to attached deed or lease)

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*[Handwritten signature]*  
\_\_\_\_\_

SUBSCRIBED and SWORN to before me

this 26<sup>th</sup> day of July, 2022

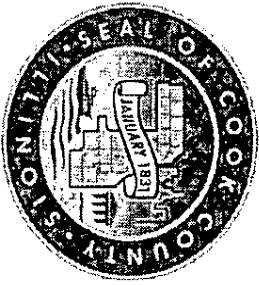
*[Handwritten signature]*  
\_\_\_\_\_  
NOTARY PUBLIC



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

27-Jul-2022



COUNTY:	380.00
ILLINOIS:	760.00
TOTAL:	1,140.00

09-10-301-094-0000

20220701686384

1-458-265-168

Property of Cook County Clerk's Office