

# UNOFFICIAL COPY

Doc#: 2222010151 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/08/2022 01:01 PM Pg: 1 of 2

Dec ID 20220701669820  
ST/CO Stamp 0-756-949-584 ST Tax \$725.00 CO Tax \$362.50

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Limited Liability Company to Individual)

22ST01450NB

Property of Cook County Clerk's Office

CT 22ST01450NB

**THE GRANTOR, INNLEN LLC**, an Illinois Limited Liability Corporation 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, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANT** unto **MICHAEL KAPLAN AND DEBORAH KAPLAN, AS TRUSTEES OF THE KAPLAN REVOCABLE TRUST DATED 01-13-2015**

**(GRANTEE'S ADDRESS)** 1570 Elmwood, Unit 1303, Evanston, IL 60201, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**PARCEL 1:**

LOT 9 IN VILLE DU PARC, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1975 AS DOCUMENT 23129764, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF THE EASEMENT DATED AUGUST 11, 1976 AND RECORDED AUGUST 19, 1976 AS DOCUMENT 23604685 AS CREATED BY DEED FROM BANK OF RAVENSWOOD, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 18, 1976 AND KNOWN AS TRUST NUMBER 1523, TO SHIRLEY B. GOTTLIEB, DATED AUGUST 27, 1979 AND RECORDED DECEMBER 19, 1979 AS DOCUMENT 25288359 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** general real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 04-08-402-021-0000

Address of Real Estate: 3122 River Falls Drive, Northbrook, Illinois 60062

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Dated this 18th day of July, 2022.

**GRANTOR:  
INNLEN LLC**

By: [Signature]  
Inna Azrikan, Manager

By: [Signature]  
Lena Kogan, Manager

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT INNA AZRIKAN AND LENA KOGAN**, individually and as Managers of **INNLEN LLC**, an Illinois Limited Liability Corporation, are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such, they signed and delivered the said instrument pursuant to authority given by the operating agreement of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal, this 18th day of July, 2022.

[Signature] (Notary Public)

**Prepared By:** R. Anthony DeFrenza, Esq.  
DEFRENZA MOSCONI, PC  
707 Skokie Boulevard, Suite 410  
Northbrook, Illinois 60062

**Mail To:** Mr. Seth Kaplan  
Law Office of Seth Kaplan  
805 Greenwood  
Evanston, IL 60201



**Taxpayer:** Michael Kaplan  
Deborah Kaplan  
1570 Elmwood, Unit 1303  
Evanston, IL 60201