

UNOFFICIAL COPY

Doc# 2222328301 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2022 03:24 PM Pg: 1 of 3

Dec ID 20220501628722
ST/CO Stamp 1-428-202-064 ST Tax \$750.00 CO Tax \$375.00

21NW7145141APK
1 of 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Spotless Express Matteson, LLC

(The Above Space for Recorder's Use Only)

THE GRANTOR Spotless Express Matteson, LLC, a limited liability company authorized to conduct business in Illinois by and through their Manager, Peter Flevaris for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein to Z Car Wash, LLC, an limited liability company authorized to conduct business in Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 31-16-403-023-1002

Property Address: 20606 S. Cicero Ave, Matteson, IL 60443

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, and general real estate taxes not due and payable at the time of Closing.

Dated this 27 day of May 2022.

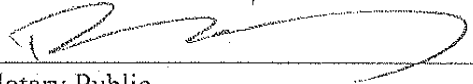

Spotless Express Matteson, LLC

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STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Flevaris, Manager and authorized signee for Spotless Express Matteson, LLC 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 27 day of May, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Z Car Wash LLC
20606 S. Cicero Ave
Matteson, IL 60443



*+ Mail Del to
Z Car Wash LLC
20606 S. Cicero Ave
Matteson, IL 60443*

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LEGAL DESCRIPTION

Order No.: 21NW7145141APK

For APN/Parcel ID(s): 31-16-403-023-1002

UNIT 2 IN MATTESON NASCAR COMMERCIAL CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN CORPORATE LAKES UNIT SEVEN BEING A RESUBDIVISION OF LOTS 1, 2 AND DETENTION LOT 3 IN CORPORATE LAKES UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF LOT 1 IN CORPORATE LAKES UNIT THREE BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 23, 2014 AS DOCUMENT 1435722001, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PROPERTY OF Cook County Clerk's Office