

UNOFFICIAL COPY

Doc#: 2224418167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2022 12:28 PM Pg: 1 of 3

Dec ID 20220801616498
ST/CO Stamp 0-906-185-296 ST Tax \$517.00 CO Tax \$258.50
City Stamp 1-089-522-256 City Tax: \$5,428.50

2209A9651434 1 of 2
WARRANTY DEED

AFTER RECORDING MAIL TO:

~~Sabhya Kati and Vraj Patel~~

1113 Country Glen Lane
Carol Stream, IL 60188

MAIL REAL ESTATE TAX BILL TO:

~~Sabhya Kati and Vraj Patel~~

1113 Country Glen Lane
Carol Stream, IL 60188

(Reserved for Recorders Use Only)

GRANTOR, Richard Stary, Member/Manager of Schaedler Investment Group, LLC , a Nevada limited liability company, created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to ~~Sabhya Kati and Vraj Patel, husband and wife,~~ of

Carol Stream, IL

to have and to hold, as _____,
the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


Commonly known as: 2939 N Springfield Ave., Chicago, IL 60618
PIN: 13-26-120-008-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 17 day of August, 2022.

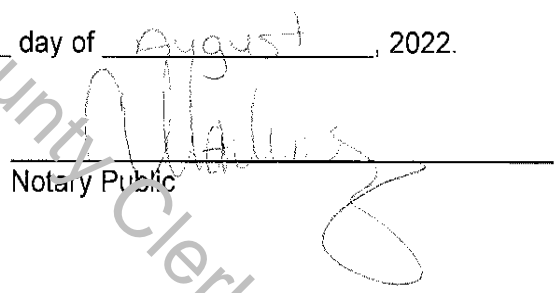

Richard Stary, Member/Manager of
Schaedler Investment Group, LLC

STATE OF ILLINOIS

COUNTY OF COOK

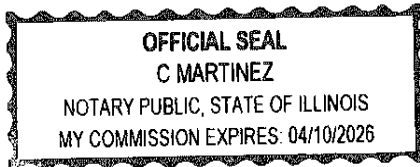
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RICHARD STARY, MEMBER/MANAGER OF SCHAEGLER INVESTMENT GROUP, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 17 day of August, 2022.


Notary Public

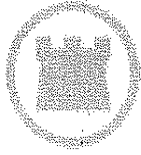
NAME AND ADDRESS OF PREPARER:

Robert D. Loncar
Loncar Law, Ltd
3501 E 106th St., Suite 206
Chicago, IL 60617



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No: 22GSA915143LP

For APN/Parcel ID(s): 13-26-120-008-0000

LOT 72 IN HEAFIELD SUBDIVISION OF LOT 12 (EXCEPT THE EAST 5 ACRES) AND THE WEST 1/2 OF LOT 13 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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