

UNOFFICIAL COPY

WARRANTY DEED

FIRST AMERICAN TITLE

FILE # 3137137 2/2

MAIL DEED TO:

Louis M Bruno
Dikete Lewis & Bruno
9239 Gross Point Rd
Shoreline IL 60077



Doc# 2228722007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/14/2022 09:57 AM PG: 1 OF 3

MAIL TAX BILLS TO:

15857 Crawford Real Estate LLC
15857 Crawford Avenue
Markham, IL 60428

THE GRANTOR(S), SPLTVR INC. an Illinois corporation, 3139 Preakness Drive, Aurora, Illinois 60502 in consideration of TEN DOLLARS AND 00/00 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to 15857 CRAWFORD REAL ESTATE, LLC, an Illinois limited liability company, 15857 Crawford, Markham, IL 60426 all interests in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL ATTACHED

Permanent Index Number(s): 28-14-309-019-0000; 28-14-309-026-0000 and 28-14-309-025-0000

Property Address: 15857 S. Crawford Avenue, Markham, IL 60426

Hereby releasing 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 for general taxes for tax year 2019 and subsequent years.

DATED THIS 14 DAY OF JUNE, 2022

SPLTVR INC.

By: [Signature]
SHER D. ELI, President

UNOFFICIAL COPY

WARRANTY DEED

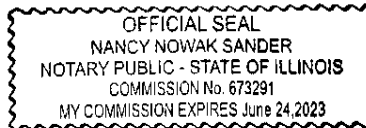
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that SHER D. ELI, President of SPLTVR Inc. is/are personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as of their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14 day of JUNE, 2022

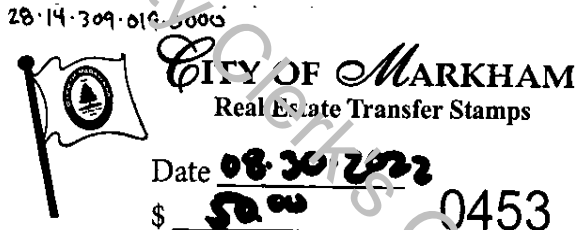




 NOTARY PUBLIC

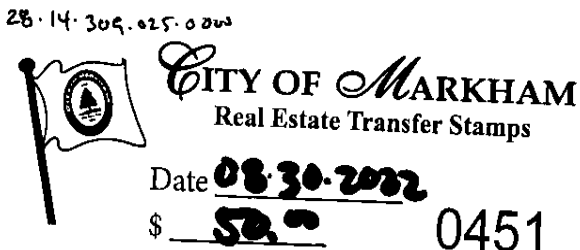
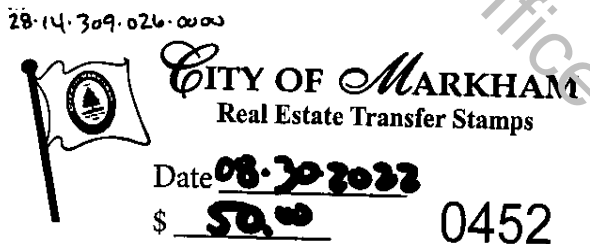


My commission expires:

NAME and ADDRESS OF PREPARER:
 NANCY NOWAK SANDER
 SANDER LAW OFFICES
 8532 SCHOOL STREET
 MORTON GROVE, IL 60053
 847-965-4852



REAL ESTATE TRANSFER TAX		07-Oct-2022
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	562.50
28-14-309-019-0000 20220801603350 0-156-167-760		



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

The Southwest quarter of the Southwest quarter of the Southwest quarter of the Southwest quarter of fractional Section 14, Township 36 North, Range 13 East of the Third Principal Meridian and North of the Indian Boundary Line, (EXCEPT the North 80.00 feet of the West 183.00 feet and EXCEPT the East 150.00 feet thereof and EXCEPT that portion thereof taken for highway purposes by deed filed as LR2384614), in Cook County, Illinois.

ALSO EXCEPT that part taken by the Department of Transportation of the State of Illinois, for and on behalf of the People of the State of Illinois, by case no. 17 L 050813 in the Circuit Court of Cook County, Illinois, recorded January 09, 2018 as document 1800919068, and being described as follows: That part of Southwest quarter of the Southwest quarter of the Southwest quarter of fractional Section 14, Township 36 North, Range 13 East of the Third Principal Meridian, described as follows, (using bearings and grid distances referenced to Illinois State Plane Coordinate System, East Zone, NAD 83 (2011) with a combined factor of 0.9999851591): Commencing at the Southwest corner of the Southwest quarter of said fractional Section 14; thence North 88 degrees 06 minutes 11 seconds East along the South line of said Southwest quarter, 182.83 feet to the East line of the West 183.0 feet of said Southwest quarter; thence North 2 degrees 00 minutes 19 seconds West along said East line, 54.00 feet to the Northerly right-of-way line of 159th Street per Plat of Highways dated October 10, 1968 as documents 277072 and 20645010; thence South 88 degrees 06 minutes 11 seconds West along said Northerly right-of-way line, 49.73 feet; thence North 83 degrees 03 minutes 19 seconds West along said Northerly right-of-way line, 45.54 feet; thence North 50 degrees 11 minutes 07 seconds West along said Northerly right-of-way line, 18.19 feet; thence South 73 degrees 01 minutes 28 seconds East, 16.69 feet; thence North 88 degrees 05 minutes 17 seconds East, 92.49 feet to the East line of the West 183.00 feet of said Southwest quarter; thence South 2 degrees 00 minutes 19 seconds East along said East line, 13.73 feet to the point of beginning, in Cook County, Illinois.

AND: That part of the Southwest quarter of the Southwest quarter of the Southwest quarter of fraction Section 14, Township 36 North, Range 13 East of the Third Principal Meridian, described as follows, using bearings and grid distances referenced to Illinois State Plane Coordinate System, East Zone, NAD 83 (2011) with a combined factor of 0.999951591: Commencing at the Southwest corner of the Southwest quarter of said fractional Section 14; thence North 1 degree 59 minutes 04 seconds West along the West line of said Southwest quarter, 95.00 feet; thence North 88 degrees 06 minutes 10 seconds East, 50.00 feet to the Easterly right-of-way line of Crawford Avenue per Plat of Highways dated October 10, 1968 as documents 277072 and 20645010, and the point of beginning; thence North 1 degree 59 minutes 04 seconds West along said Easterly right-of-way line, 59.09 feet; thence South 9 degrees 32 minutes 24 seconds East, 44.34 feet; thence South 21 degrees 57 minutes 21 seconds East, 32.06 feet to said Easterly right-of-way line; thence North 50 degrees 11 minutes 07 seconds West along said Easterly right-of-way line, 22.51 feet to the point of beginning, in Cook County, Illinois.

PARCEL 2:

The North 80.0 feet of the West 183.0 feet (EXCEPT that part falling in Crawford Avenue) and (EXCEPT that part taken in case no. 67L5716, more particularly described as follows: The West 50.0 feet of the North 80.0 feet of the West 183.0 feet) of the Southwest quarter of the Southwest quarter of the Southwest quarter of the Southwest quarter of fractional Section 15, Township 36 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line, in Cook County, Illinois.

Permanent Index #'s: 28-14-309-019-0000 (Vol. 030) and 28-14-309-025-0000 (Vol. 030) and 28-14-309-026-0000 (Vol. 030)

Property Address: 15857 S. Crawford Avenue, Markham, Illinois 60428