

UNOFFICIAL COPY

H85295(1)

WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 2229033116 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2022 10:17 AM Pg: 1 of 6

Dec ID 20221001655954
ST/CO Stamp 1-071-234-640

Above Space for Recorder's Use Only

THE GRANTOR, **SELECT INVESTORS FUND, AN ILLINOIS PARTNERSHIP**
for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable
consideration in hand paid, **CONVEYS** and **WARRANTS** to **SELECT INVESTORS FUND,**
LLC to wit:

LEGAL DESCRIPTION AS PER ATTACHED HERETO.

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

SUBJECT TO: General taxes for 2021 (second installment) and subsequent years.

Permanent Index Numbers (PINS): 08-15-400-082-0000, 08-15-400-080-0000

Address of Real Estate: **1474 S. BROWNSTONE COURT MOUNT PROSPECT II, 60056**
1478 S. BROWNSTONE COURT MOUNT PROSPECT II, 60056



Dated this 2nd day of October 2022

(Handwritten mark)

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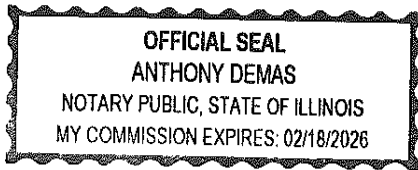
Keith Nyborg

(SEAL)
**KEITH NYBORG AS AUTHORIZED AGENT
FOR SELECT INVESTORS FUND**

State of Illinois, County of COOK ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that **KEITH NYBORG** is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of October 2022

Commission expires: February 18, 2026



Anthony Demas

NOTARY PUBLIC

This instrument was prepared by ANTHONY DEMAS, ATTORNEY AT LAW, 5045 NORTH HARLEM AVENUE CHICAGO ILLINOIS

MAIL TO:

SELECT INVESTORS FUND LLC
1295 NARD ROAD
DES PLAINES IL 60016

SEND SUBSEQUENT TAX BILLS TO:

SELECT INVESTORS FUND LLC
1295 NARD ROAD
DES PLAINES IL 60016

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TO BE FILED WITH THE LASALLE COUNTY RECORDER OF DEEDS
AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS
THIS IS A LEGAL DOCUMENT - PLEASE CONSULT YOUR ATTORNEY
(Zoning & Subdivision Ordinances May Also Apply)

PARCEL NUMBER: 08-15-400-082-0000

Tony Demas Grantor, Grantor's Attorney or Grantor's Authorized Representative in a deed transferring interest in the real estate described in the accompanying deed, being duly sworn on oath, state this transfer IS EXEMPT FROM THE ILLINOIS PLAT ACT (765 ILCS 205) BECAUSE OF THE FOLLOWING:

- 1. NOT A DIVISION OF LAND - PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed. Please sign and have notarized)
- 2. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS (If marking this box, also select the applicable subsection A - J below and sign and have notarized.)
 - A. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 - B. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 - C. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - D. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
 - E. 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.
 - F. Conveyances made to correct descriptions in prior conveyances.
 - G. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - H. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
 - I. The preparation of a plat for wind energy devised under section 10-620 of the Property Tax Code.
 - J. Division meets criteria for agricultural exemption

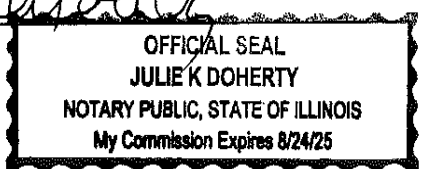
I swear to the best of my knowledge that the statements contained herein are true and correct. Grantor/Grantor's Attorney further states that this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF LASALLE COUNTY, ILLINOIS, that the conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.

Printed Name: Tony Demas Signature: [Signature] Date: 10/12/22

Subscribed and sworn to before me this 12 day of Oct, 2022.

[Signature]
Notary Public

Approval for State Plat Act, County Subdivision and Zoning Code Purposes:



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TO BE FILED WITH THE LASALLE COUNTY RECORDER OF DEEDS
AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS
THIS IS A LEGAL DOCUMENT - PLEASE CONSULT YOUR ATTORNEY
(Zoning & Subdivision Ordinances May Also Apply)

PARCEL NUMBER: 08-15-400-080-0000

Tony Demas Grantor, Grantor's Attorney or Grantor's Authorized Representative in a deed transferring interest in the real estate described in the accompanying deed, being duly sworn on oath, state this transfer IS EXEMPT FROM THE ILLINOIS PLAT ACT (765 ILCS 205) BECAUSE OF THE FOLLOWING:

- 1. NOT A DIVISION OF LAND - PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed. Please sign and have notarized)
- 2. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS (If marking this box, also select the applicable subsection A - J below and sign and have notarized.)
 - A. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 - B. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 - C. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - D. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
 - E. 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.
 - F. Conveyances made to correct descriptions in prior conveyances.
 - G. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - H. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
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 - J. Division meets criteria for agricultural exemption

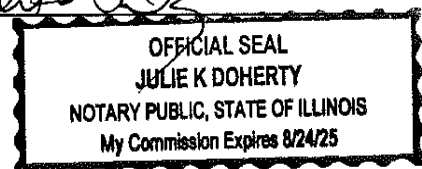
I swear to the best of my knowledge that the statements contained herein are true and correct. Grantor/Grantor's Attorney further states that this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF LASALLE COUNTY, ILLINOIS, that the conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.

Printed Name: Tony Demas Signature: [Signature] Date: 10/12/22

Subscribed and sworn to before me this 12 day of Oct 2022

[Signature]
Notary Public

Approval for State Plat Act, County Subdivision and Zoning Code Purposes:



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EXHIBIT (A)

PARCEL 1A: THAT PART OF LOT 1 IN ALGONQUIN LANE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE EAST LINE OF SAID LOT IS ASSUMED AS "NORTH-SOUTH" FOR THE FOLLOWING COURSES BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON SAID EAST LINE, 748.73 FEET; THENCE WEST 26.0 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 42.50 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 37.67 FEET; THENCE EAST 14.0 FEET, THENCE SOUTH 4.83 FEET; THENCE EAST 44.0 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 1B: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE AFORESAID PARCEL AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED FEBRUARY 4, 1978 AND REGISTERED FEBRUARY 6, 1978 AS DOCUMENT LR2997961 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

P.I.N. 08-15-400-082-0000

C/K/A 1474 S BROWNSTONE COURT, MOUNT PROSPECT, IL 60056

PARCEL 2A: THAT PART OF LOT 1 IN ALGONQUIN LANE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE EAST LINE OF SAID LOT IS ASSUMED AS "NORTH-SOUTH" FOR THE FOLLOWING COURSES BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON SAID EAST LINE, 643.73 FEET; THENCE WEST 65.50 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 52.50 FEET; THENCE WEST 45.50 FEET; THENCE SOUTH 57.67 FEET; THENCE EAST 27.0 FEET, THENCE NORTH 0.34 FEET; THENCE EAST 14.0 FEET; THENCE NORTH 4.83 FEET; THENCE EAST 4.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2B: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE AFORESAID PARCEL AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED FEBRUARY 4, 1978 AND REGISTERED FEBRUARY 6, 1978 AS DOCUMENT LR2997961 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

P.I.N. 08-15-400-080-0000

C/K/A 1478 S BROWNSTONE COURT, MOUNT PROSPECT, IL 60056

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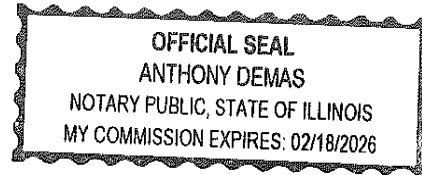
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: OCTOBER 2, 2022.

Signature: [Handwritten Signature]
Grantor

Subscribed and sworn to before me
by the said GRANTOR
this 2ND day of OCTOBER, 2022



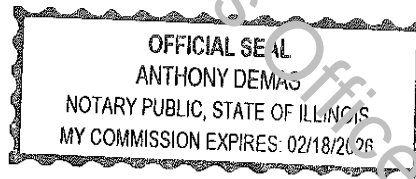
Notary Public [Handwritten Signature]

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: OCTOBER 2, 2022.

Signature: [Handwritten Signature]
Grantee

Subscribed and sworn to before me
by the said GRANTEE
this 2ND day of OCTOBER, 2022.



Notary Public [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)