

# UNOFFICIAL COPY

A22-4352 AB

State of Illinois |  
County of Cook | ss

Doc# 2235516033 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/21/2022 11:28 AM Pg: 1 of 2

Dec ID 20221201613564  
ST/CO Stamp 2-058-952-016 ST Tax \$508.00 CO Tax \$254.00

## TRUSTEE'S WARRANTY DEED

The Grantor, Girard K. Russell, not individually, but as Trustee of the Girard K. Russell Revocable Living Trust,

for ten dollars and other good and valuable consideration, in hand paid, hereby conveys and warrants to the Grantee, Bratt Capital Partners LLC Series Sunny Hill,

of (residence) 2111 PRATT BLVD, ELK GROVE VILLAGE IL 60007

in fee simple

all of the Trust's interest in the following described real estate, to wit:

LOT 3 IN MARTINI SUNNYHILLS IN THE SOUTH HALF OF THE SOUTHWEST QUARTER IN SECTION THIRTY-FOUR AND THE SOUTH HALF OF THE SOUTHEAST QUARTER IN SECTION THIRTY-THREE, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

(commonly known as 706 E. Devon<sup>Ave</sup> in Elk Grove, Illinois; and bearing PIN 08-34-304-011-0000)

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of Illinois, if any, to have and to hold said premises forever, in fee simple.

Granted this 12/17 2022.

Girard K. Russell  
Girard K. Russell, Trustee

I, the undersigned, a Notary Public, do hereby certify that the above-named Grantor, who is personally known to me to be the same person whose name is subscribed to the foregoing

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instrument, appeared before me in person, and acknowledged that he signed said instrument as his free and voluntary act, for the uses and purposes therein set forth.

John R. Christensen  
Notary Public (seal)



This instrument was prepared by:  
David G. Barts, Attorney at Law  
1325 S. Arlington Heights Road, Suite 200  
Elk Grove Village, Illinois 60007-3855  
tel. (847) 290-0436  
dgbarts@BartsLaw.com

After recording, please mail to:

BEATT Capital Partners LLC  
Series Sunny Hill  
2111 Pratt Blvd  
Elk Grove Village IL 60007

Send subsequent tax bills to:

SAME

REAL ESTATE TRANSFER TAX

19-Dec-2022



COUNTY: 754.00  
ILLINOIS: 508.00  
TOTAL: 782.00

08-34-304-011-0000

20221201813564 | 2-058-953-016