

UNOFFICIAL COPY

Doc#: 2303025084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 03:48 PM Pg: 1 of 2

Dec ID 20230101641567
ST/CO Stamp 0-583-214-928 ST Tax \$2,050.00 CO Tax \$1,025.00

FIRST AMERICAN TITLE
FILE # 3148241 103

WARRANTY DEED

The Grantor, 1290 Scott Street, LLC, an Illinois limited liability company, of Lake Forest, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager of said company, **CONVEYS** and **WARRANTS** to BRIAN M. TERNES AND KATHRYN TERNES, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, the following real estate situated in the County of Cook and State of Illinois, to wit: *Ann*

LOT 1 IN BLOCK 13 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IN SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1290 SCOTT AVENUE, WILMETTE, IL 60093

Property Identification Number: 05-18-219-006-0000

Subject to: (i) Covenants, conditions, restrictions of record; (ii) Building lines and easements if any provided that do not interfere with the current use and enjoyment of the real estate; (iii) Acts done by or suffered through Grantee; and (iv) General real estate taxes not yet due and payable.

(Signature Page follows)

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 27th of January, 2023

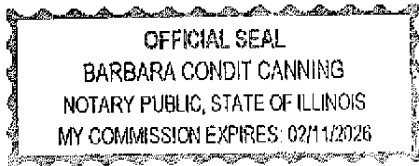
1290 Scott Street LLC

By: *[Signature]*
MATAN AHARONI, MANAGER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that MATAN AHARONI, the manager of 1290 Scott Street, 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 he signed and delivered said instrument as his own free and voluntary act as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 27th of January, 2023.



[Signature]
NOTARY PUBLIC

This Instrument Prepared By:

Barbara Condit Canning
Canning & Canning LLC
1000 Skokie Blvd., Suite 355
Wilmette, IL 60091

Send Subsequent Tax Bills To:

*Brian Finner
1290 SCOTT AVE
WILMETTE IL 60091*

Return Recorded Deed To:

*Brian Finner
1290 SCOTT AVE
WILMETTE IL 60091*