UNOFFICIAL COPY

Doc#. 2304506149 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/14/2023 11:09 AM Pg: 1 of 2

Dec ID 20230101642257

ST/CO Stamp 1-047-564-112 ST Tax \$30.00 CO Tax \$15.00

WARRANTY DEED

The Grantor, 3K RENTALS, LLC SERIES REN 1001, an Illinois Limited Liability Company, for and in consideration of Ten Dollars No/100 (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and VARRANTS to Michael J. Biasiello and Gail A. Biasiello as joint tenants, the following described real estate situated in the County of Cook and the State of Illinois, to wit:

PARCEL 1: UNITS GAR-95 AND GAR-96 TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RENAISSANCE TOWERS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 20 AND 21 IN RENAISSANCE SUBDIVISION, BEING A OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, I'V COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINUM RECORDED AS DOCUMENT NO. 26190230 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE PLAT OF RENAISSANCE SUBDIVISION RECORDED JANUARY 6, 1975 AS DOCUMENT 22955436 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homesteet Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this 22 day of December, 2022.

PIN: 02-14-100-090-1377 & 02-14-100-090-1378

COMMONLY KNOWN AS: 1 Renaissance PI, Unit G95 & G96, Palatine, IL 60067

3K RENTAUS, LLC SERIES REN 1001

BY MARY SCHAEFGES

Thary Schael so

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This Instrument Prepared By:
Ryan Schaefges
Law Offices of Ryan Schaefges, P.C.
851 Seton Ct, Suite 1A
Wheeling, IL 60090
Mail 163
Send subsequent tax bills to:
Michael J. Biasiello
I Renaissance Pl., #706
Palating IL 600027

STATE OF IL
) SS:
COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Mary Schaefges 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of December, 2022.

Notary Public

My commission expires:

RYAN SCHAEFGES
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
February 19, 2025

| ı | REAL ESTATE TRANSFER TAX | | | 13-Feb-2023 | |
|---|--------------------------|---|----------------|---------------|--|
| - | | - | ÇOUNTY: | 15.00 | |
| | | | ILLINOIS: | 30.00 | |
| | | | TOTAL: | 45.00 | |
| - | 02-14-100-090-1377 | | 20230101642257 | 1-047-564-112 | |