

# UNOFFICIAL COPY

Doc#: 2304641102 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2023 12:26 PM Pg: 1 of 5

Dec ID 20230201650024  
ST/CO Stamp 1-245-411-152 ST Tax \$474.50 CO Tax \$237.25

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Rita, LLC  
3281 Prestwick Ln.  
Northbrook, IL 60062



(The Above Space for Recorder's Use Only)

THE GRANTOR Rita, LLC, of 3281 Prestwick Ln. Northbrook, IL 60062 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Agape Holdings, LLC, of 1190 S. Elmhurst Rd., Ste. 202 Mount Prospect, IL 60056, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 03-24-200-106-0000 and 03-24-200-095-0000

Property Address: 811 Piper Lane., Prospect Heights, IL 60070

Hereby releasing and waiving 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 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.

Dated this 8 day of Feb, 2023.

  
Yong Dai Park, a manager of Rita, LLC

FIDELITY NATIONAL TITLE  
SC23000813

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yong Dai Park, a manager of Rita, 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 8<sup>th</sup> day of Feb, 2023.



\_\_\_\_\_  
Notary Public *Emma S Kim*

THIS INSTRUMENT PREPARED BY  
Richard Kim  
Law Offices of CK & Associates, LLC  
8930 Waukegan Rd., Ste. 210  
Morton Grove, IL 60053

MAIL TO:

Agape Holdings, LLC  
1190 S. Elmhurst Rd., Ste. 202  
Mount Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Agape Holdings, LLC  
1190 S. Elmhurst Rd., Ste. 202  
Mount Prospect, IL 60056

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THE WEST 90.0 FEET OF THE EAST 350.0 FEET OF THE NORTH 32.50 FEET OF THE SOUTH 172.50 FEET AND

THE WEST 15.0 FEET OF THE EAST 385.0 FEET OF THE NORTH 15.0 FEET OF THE SOUTH 85.0 FEET AND THE WEST 55.0 FEET OF THE EAST 440.0 FEET OF THE SOUTH 85.0 FEET OF THAT PART OF THE NORTH 1/2 OF

THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 226.23 FEET OF SAID NORTH 1/2 OF THE

NORTHEAST 1/4 OF SECTION 24, AND LYING SOUTH OF THE SOUTHERLY LINE OF RELOCATED PALATINE

ROAD AND LYING NORTH AND WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 226.23 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24, 1107.90 FEET

WEST OF THE CENTER LINE OF MILWAUKEE AVENUE (AS MEASURED ON SAID NORTH LINE) THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTH 226.23 FEET, 215.00 FEET; THENCE EAST AT RIGHT

ANGLES TO THE LAST DESCRIBED 30.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 327.15 FEET TO THE SOUTHERLY LINE OF RELOCATED PALATINE ROAD, IN COOK COUNTY, ILLINOIS;

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM PULLMAN BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1970 AND KNOWN AS TRUST NUMBER 71-80845 TO JOHN PAVLIS AND ERMIONE PAVLIS, HIS WIFE, DATED MAY 17, 1971 AND RECORDED JUNE 18, 1971 AS DOCUMENT NO. 21517097 FOR INGRESS AND EGRESS OVER THAT PART OF THE NORTH 1/2 OF THE

NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 226.23 FEET OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24 AND

LYING SOUTH OF THE SOUTHERLY LINE OF RELOCATED PALATINE ROAD AND LYING NORTH AND WEST OF A LINE DESCRIBED AS BEGINNING AT

A POINT ON THAT NORTH LINE OF THE SOUTH 226.23 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 24, 1107.90 FEET WEST OF THE CENTER LINE

OF MILWAUKEE AVENUE (AS MEASURED ON SAID NORTH LINE); THENCE NORTH AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTH 226.23 FEET, 215.00 FEET;

THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 30.00 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 327.15 FEET TO

THE SOUTHERLY LINE OF RELOCATED PALATINE ROAD SHOWN AS THE SHADED AREA ON THE PLAT OF EASEMENT, DATED JULY 8, 1970 AND RECORDED JULY 10, 1970 AS DOCUMENT NO. 21206396 AND FILED IN THE OFFICE OF THE REGISTRAR

OF TITLES ON SEPTEMBER 23, 1970 AS DOCUMENT LR 2522805 AND SHOWN AS THE SHADED AREA ON THE PLAT OF SURVEY, DATED JULY 22, 1970 AND

# UNOFFICIAL COPY

RECORDED JULY 22, 1970 AS DOCUMENT NO. 21216875 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON SEPTEMBER 23, 1970 AS DOCUMENT NO. LR2522806 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

10-Feb-2023



<b>COUNTY:</b>	237.25
<b>ILLINOIS:</b>	474.50
<b>TOTAL:</b>	711.75

03-24-200-106-0000

| 20230201650024 | 1-245-411-152

Property of Cook County Clerk's Office