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TRUSTEE'S DEED

Doc#: 2312446113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2023 11:25 AM Pg: 1 of 4

MAIL TAX BILL TO:

Revir Capital LLC
11411 W. Randolph Street Floor 3
Chicago, Illinois 60607

Dec ID 20230501610053
ST/CO Stamp 0-095-404-752 ST Tax \$1,100.00 CO Tax \$550.00

MAIL RECORDED DEED TO:

Ronak Desai
150 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

THE GRANTOR, NAUM SHKAROVSKY, as trustee of THE NAUM AND YANINA SHKAROVSKY DECLARATION OF TRUST, of 329 and 333 W. Hawthorne, Mount Prospect, Illinois 60056, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to REVIR CAPITAL LLC, a limited liability company organized under and existing by virtue of the State of Illinois, with its principal office at 11411 W. Randolph Street, Floor 3, Chicago, Illinois 60607, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

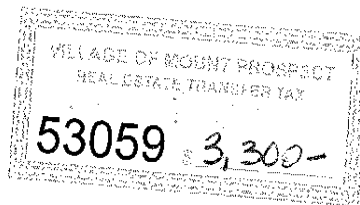
Permanent Index Number: 08-23-201-074-0000 and 08-23-201-076-0000
Property Address: 329 and 333 W. Hawthorne, Mount Prospect, Illinois 60056

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

(C) 2365C303179WJ

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DATED this 24 day of April, 23.

N. Shkarovskiy

NAUM SHKAROVSKY,
AS TRUSTEE of THE NAUM AND YANINA SHKAROVSKY DECLARATION OF TRUST

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **NAUM SHKAROVSKY** as trustee of **THE NAUM AND YANINA SHKAROVSKY DECLARATION OF TRUST**, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 24 day of April, 23.

[Signature]

Notary Public



PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

Property of Cook County Clerk's Office

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Exhibit "A" – Legal Description

PARCEL 1: THE FOLLOWING TWO PARCELS OF LAND BEING A PART OF LOT 1 IN HAWTHORNES SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1975 AS DOCUMENT NUMBER 23300430, DESCRIBED AS FOLLOWS:

PARCEL 1A: ALL THAT PART LYING WEST OF THE EAST 92.09 FEET OF A TRACT OF LAND BEING THAT PART OF THE EAST 840.40 FEET, EXCEPT THE EAST 223.00 FEET THEREOF, OF THE NORTH 20 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 840.40 FEET OF THE NORTH 20 ACRES OF SAID QUARTER, QUARTER SECTION; THENCE DUE EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE SAID NORTH 20 ACRES, 374.79 FEET (SAID SOUTH LINE BEING PARALLEL WITH THE NORTH LINE OF SAID QUARTER, QUARTER SECTION); THENCE DUE NORTH 22.00 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBE; THENCE DUE WEST 140.80 FEET; THENCE DUE NORTH 57.00 FEET; THENCE DUE EAST 140.80 FEET; THENCE DUE SOUTH 57.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1B: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1A, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE RECORDER'S OFFICE, OF COOK COUNTY, ILLINOIS, ON APRIL 7, 1976 AS DOCUMENT NUMBER 23443254 AND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON AUGUST 17, 1977 AS DOCUMENT NUMBER 24062165 AS GRANTED BY A TRUST DEED FROM LAKALLE NATIONAL BANK, A UNITED STATES CORPORATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 13, 1976 AND KNOWN AS TRUST NUMBER 51808, AS GRANTOR, AND HERMANN HEINEMANN AND JULIANNE B. HEINEMANN, HUSBAND AND WIFE, AS GRANTEE, DATED NOVEMBER 19, 1979 AND RECORDED DECEMBER 3, 1979 AS DOCUMENT NUMBER 25300642, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE FOLLOWING TWO PARCELS OF LAND BEING A PART OF LOT 1 IN HAWTHORNES SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 23300430 DESCRIBED AS FOLLOWS:

PARCEL 2A: THE WEST 43.38 FEET OF THE EAST 92.09 FEET OF A TRACT OF LAND BEING THAT PART OF THE EAST 840.40 FEET, EXCEPT THE EAST 223 FEET THEREOF, OF THE NORTH 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF EAST 840.40 FEET OF THE NORTH 20 ACRES

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OF SAID QUARTER, QUARTER SECTION; THENCE DUE EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID NORTH 20 ACRES, 163.90 FEET, (SAID SOUTH LINE BEING PARALLEL WITH THE NORTH LINE OF SAID QUARTER, QUARTER SECTION); THENCE DUE NORTH 22.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE DUE WEST 140.80 FEET; THEREOF DUE NORTH 57.0 FEET; THENCE DUE EAST 140.80 FEET; THENCE DUE SOUTH 57.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2B: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2A, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 7, 1976 AS DOCUMENT 23443254 AND SUPPLEMENT THERETO RECORDED AUGUST 17, 1977 AS DOCUMENT NUMBER 24062165 AND CREATED BY DEED RECORDED SEPTEMBER 26, 1979 AS DOCUMENT NUMBER 25163972 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office