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2316745053D

Doc# 2316745053 Fee \$88.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 11:26 AM PG: 1 OF 2



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR, LOU JEAN, LLC, a Delaware limited liability company, duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) to REGINA BERGLUND AND JESSICA BERGLUND, as joint tenants with rights of survivorship, of 1302 Fall Ct, Wheeling, IL 60090-2222 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:
UNIT "A"-68 IN CEDAR RUN VIII CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 67 TO 72, BOTH INCLUSIVE, EXCEPT THAT PART TAKEN BY THE COUNTY OF COOK UNDER JUDGMENT ORDER RECORDED SEPTEMBER 14, 2017 AS DOCUMENT NUMBER 1725718103, IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 1, 1971 AS DOCUMENT NUMBER 21660896, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2273400, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 RECORDED NOVEMBER 3, 1972 AS DOCUMENT NUMBER 22109221 AND AS CREATED BY DEED FROM AMALGAMATED EINECKER RECORDED JULY 8, 1974 AS DOCUMENT NUMBER 22776181 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, existing tenants and leases, General taxes for the year 2022 2nd and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Permanent Real Estate Index Number(s): 03-04-203-066-1005
Address of Real Estate: 1302 Fall Ct, Wheeling, IL 60090-2222

Dated this 8th day of June 2023.

#A-68

LOU JEAN, LLC
a Delaware limited liability company

By Mirosław Piatek
Mirosław Piatek, Sole Manager

WHEELING
Real Estate Transfer Approved
Initials: AW Date: 6/8/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

236SA 255588LP 1 of 2

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.

I, the undersigned, a Notary Public in and for said County, in the Country aforesaid, CERTIFY THAT Miroslaw Piatek the sole Manager of the Seller limited liability company appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the act of the company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of June 2023.



(Notary Public)

Prepared By:
Daniel G. Lauer (Attorney at Law)
1424 W. Division Street
Chicago, Illinois 60642

Mail To:
Amy Mennecke, Esq.
4212 Old Grand Ave #103
Counsee, IL, 60031

Name & Address of Taxpayer:
Regina Berglund & Jessica Berglund
1302 Fall Ct
Wheeling, IL 60090-2222

REAL ESTATE TRANSFER TAX 14-Jun-2023



COUNTY: 92.50
ILLINOIS: 185.00
TOTAL: 277.50

03-04-203-066-1005

| 20230601643044 | 0-393-619-152

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