

UNOFFICIAL COPY

Prepared by:
Vytenis Lietuvninkas
Attorney at Law
4536 West 63rd Street
Chicago, Illinois 60629

Doc#: 2318006072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2023 01:23 PM Pg: 1 of 2

Dec ID 20230601656085
ST/CO Stamp 0-229-969-616 ST Tax \$869.00 CO Tax \$434.50

When recorded return to:

JAMES PESOLI, ESQ
3501 W. ALBONQUERQUE RD #125
ROLLING MEADOWS, IL 60008
Mail tax bills to:

PROPERTIES AND COMPANY, LLC
15200 S MACKENzie DR.
HOMER GLEN, IL 60491

* three

Chicago Title 2365AD29613M
10K1 10/1/2023

THIS INDENTURE, made this 22nd day of June, 2023, between **Bedford Auto Group, LLC** a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **7400 Harlem, LLC**, an Illinois limited liability company, as to an undivided 50% interest and **Properties and Company, LLC**, an Illinois limited liability company, as to an undivided 50% interest, as tenants in common, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, in fee simple forever and to grantee's heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 12 (EXCEPT THE WEST 77 FEET THEREOF) IN FREDERICK H. BARTLETT'S HARLEM AVENUE AND 71ST STREET FARMS OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE EAST 50 FEET) IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 18-25-215-028-0000 and 18-25-215-027-0000

Address of Real Estate: 7300 S. Harlem Ave., Bridgeview, IL 60455

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND**.

Subject to taxes for 2022 and thereafter, and to easements, covenants, conditions and restrictions of record.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Bedford Auto Group, LLC, an Illinois limited liability company

By: *Andrejus Presniakovas*
Andrejus Presniakovas, its Manager

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 Andrejus Presniakovas personally known to me to be the Manager of Bedford Auto Group, LLC, and 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 severally acknowledged that as such Manager, he signed and delivered the said instrument as the his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22nd day of June, 2023.

Evelina Maciulis

Notary Public



(Notary Public Stamp)