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236NW162511PK120

Doc#. 2323313238 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/21/2023 12:05 PM Pg: 1 of 2

WARRANTY DEED Illinois Statutory

Dec ID 20230801602007
ST/CO Stamp 0-525-477-328 ST Tax \$199.00 CO Tax \$99.50

Mail to:
Corvids, LLC
3427 Harold Circle
Hoffman Estates, IL 60192

Name & Address of Taxpayer:
Corvids, LLC
3427 Harold Circle
Hoffman Estates, IL 60192

RECORDER'S STAMP

The GRANTOR(S): **Micheal Guerrero, a single man, of the Village of St Charles, County of McHenry, State of Illinois** for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Corvids, LLC an Illinois Limited Liability Company** all interest in the following described land in the County of **Cook**, State of **Illinois**; to wit:

LOTS 5 AND 15 IN TUDYMAN'S SUBDIVISION OF LOTS 42, 43 AND 44 OF ARTHUR T. MCINTOSH AND COMPANY'S PALATINE FARMS, BEING A SUBDIVISION, IN SECTION 15 AND 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTH WESTERLY RAILWAY, ALSO THAT PART OF LOT 8 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, LYING SOUTHERLY OF THE SOUTHWESTERLY LINE OF THE RIGHT- OF-WAY OF THE CHICAGO AND NORTH WESTERN RAILWAY, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to:


1. All general real estate taxes not yet due and payable at the time of closing.
2. 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

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

PIN: 02-15-303-022-0000 and 02-15-303-027-0000

Property Address: 120 N Cedar St. Platine, IL 60067

Dated August 16, 2023



Michael Guerrero (seal)

(seal)

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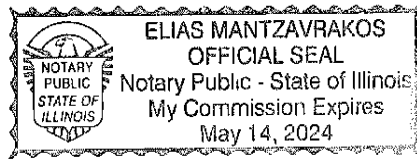
STATE OF Illinois }
 } ss
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Michael Guerrero** is personally known to me to be the same person(s) whose name(s) 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, August 16, 2023

WITNESS my hand and official seal.

Signature *Elias Mantzavrakos*



My Commission Expires May 14, 2024

(Seal)

Prepared by:

Elias Mantzavrakos, Esq
1699 Wall St. Suite 420
Mount Prospect, Il. 60056

County - Illinois Transfer Stamps Exempt under provisions of paragraph _____ Section 31-45, Real Estate Transfer Tax Law Date: _____ _____ Buyer, Seller or Representative
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**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).