

UNOFFICIAL COPY

WARRANTY DEED -

Doc#: 2326313287 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 12:39 PM Pg: 1 of 2

Dec ID 20230801602356
ST/CO Stamp 1-200-143-824 ST Tax \$330.00 CO Tax \$165.00

230996503811

THIS INDENTURE WITNESSETH, that **LUBEOIL HILLSIDE, LLC, an Illinois Limited Liability Company** for and in consideration of the sum of ten dollars and other good and valuable considerations in hand paid, **CONVEY and WARRANT** to:

ROUTE 38 OIL & LUBE SERVICE, LLC, an Illinois Limited Liability Company

THE PROPERTY COMMONLY KNOWN AS: 4020 Roosevelt Road, Hillside, IL 60162

TAX IDENTIFICATION NO.: 15-17-414-052-0000 and 15-17-414-053-0000

AND LEGALLY DESCRIBED AS:

Parcel 1: Lot 21 (except the West 37.00 feet thereof), Lot 22 and the West 17.58 feet of Lot 23 and that part of the South 1/2 of the vacated alley lying East of the North Extension of the East line of the West 37.00 feet of Lot 21 and West of the North extension of the East line of the West 17.58 feet of Lot 23, in Block 1 of Baethke's Subdivision of the South 372.00 feet of the East 1/2 of the Southeast 1/4 of Section 17, Township 39 North, Range 12, East of the Third Principal Meridian (except the East 295.00 feet) of the South 295.00 feet, the West 150.00 feet of the South 200.00 feet, and the East 100.00 feet of the West 250.00 feet of the South 180.00 feet thereof excepting therefrom that part lying Southerly of a straight line described as follows: Beginning at a point in the West line of said Lot 20 distant 21.25 feet North of the Southwest corner; thence Northeasterly in a straight line, a distance of 100.06 feet to a point in the East line of said Lot 21 distance 23.75 feet North of the Southeast corner of said Lot; thence Northeasterly in a straight line a distance of 50.03 feet to a point in the East line of said Lot 22 distance 25.00 feet North of the Southeast corner and except the South 25.00 of Lot 23) all in Cook County, Illinois.

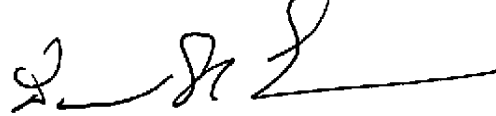
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Easements, covenants, restrictions, rights of way and highways of record or openly existing if any and taxes for 2022 and 2023 and subsequent years.

Dated this 18th day of August, 2023.

UNOFFICIAL COPY

ROUTE 38 OIL & LUBE SERVICE, LLC



Daniel K. Ericson, Member/Manager

AFFIX TRANSFER TAX STAMP
OR
"Exempt pursuant to 35 ILCS 200/31-45
Real Estate Transfer Tax Act."

Date _____ Buyer, Seller, or Representative _____

VILLAGE OF HILLSIDE

8/21/23  2,475.00

722164 REAL ESTATE TRANSFER TAX


4020 Roosevelt Rd

STATE OF ILLINOIS ss
WINNEBAGO COUNTY

I, the undersigned, a Notary Public, in and for said State and County aforesaid, **DO HEREBY CERTIFY THAT: DANIEL K. ERICSON**, personally known to me to be a member of the limited liability company who is the Grantor herein, and personally known to me to be the same person who's name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such member, he signed and delivered the said instrument as member of said limited liability company, and caused his signature to be affixed thereto, pursuant to authority, given by the member(s) of said limited liability company as 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 to th.

Given under my hand and Notarial Seal this 18th day of August, 2023.




Notary Public

FUTURE TAXES TO:

Route 38 Oil & Lube Service, LLC
4020 Roosevelt Road
Hillside, IL 60162

RETURN TO AFTER RECORDING:

Route 38 Oil & Lube Service, LLC
4020 Roosevelt Road
Hillside, IL 60162

This Instrument Prepared By: Attorney Aaron N. Szeto, 6735 Vistagreen Way, Suite 300, Rockford, IL 61107