

# UNOFFICIAL COPY

16224654

## DEED BY LIMITED LIABILITY COMPANY

Doc#: 2330429034 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/31/2023 09:51 AM Pg: 1 of 2

Dec ID 20231001645026  
ST/CO Stamp 0-951-352-272 ST Tax \$1,003.00 CO Tax \$501.50

Above Space for Recorder's Use Only

JTM Property, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the duly appointed and acting manager of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, et seq., and the limited liability company's operating agreement dated October 15, 2020, does hereby Grant, Sell, Bargain and Convey to **Robert Cooper and Karla Cooper**, married to each other, not as joint tenants, or tenants in common but as **TENANTS BY THE ENTIRETY**, pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 426 Scholten Drive, Schaumburg, IL 60193, legally described as:

LOT 83 IN THE FINAL PLAT OF SUBDIVISION OF SUMMIT GROVE OF SCHAUMBURG, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 2021 AS DOCUMENT NO. 2134157013 AND CERTIFICATE OF CORRECTION RECORDED JANUARY 11, 2022 AS DOCUMENT NO. 2201122025.

PERMANENT INDEX NUMBER: 07-26-308-039-0000

ADDRESS OF REAL ESTATE: 426 Scholten Drive, Schaumburg, IL 60193

**SUBJECT TO: Unpaid taxes, assessments, the covenants, conditions, restrictions, rights-of-way, easements, applicable zoning laws, and building codes, matters shown on the recorded plat, and any other matters of record not adversely affecting marketability of the property.**

Dated this 20<sup>th</sup> day of October, 2023

JTM Property, LLC

By:

  
James T. McKenzie, Manager

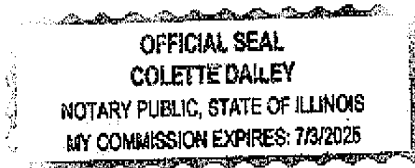
# UNOFFICIAL COPY

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 James T. McKenzie, 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.

Given under my hand and official seal, this 20th day of October, 2023.

Colette Dailey  
NOTARY PUBLIC



Commission expires: 7/3/2025

This instrument was prepared by: James T. McKenzie McKenzie and Associates, 117 S. Cook Street, Unit 311, Barrington, Illinois 60010

**MAIL TO:**

ZABA LAW GROUP  
5117 MAIN  
SUITE C  
DOWNERS GROVE, IL 60515

**SEND SUBSEQUENT TAX BILLS TO:**

**Robert Cooper and Karla Cooper**  
426 Schotten Drive  
Schaumburg, IL 60193

OR

Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX	25-Oct-2023
COUNTY:	501.50
ILLINOIS:	1,003.00
TOTAL:	1,504.50

07-26-308-039-0000 | 20231001P45006 | 0-951-352-272

