

UNOFFICIAL COPY

Warranty Deed Statutory- Illinois

Doc#: 2402222126 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/22/2024 11:35 AM Pg: 1 of 3

Dec ID 20240101613087
ST/CO Stamp 0-316-716-080 ST Tax \$2,200.00 CO Tax \$1,100.00

This document was prepared by:
Susan Ruffer Levin, Esq.
790 Frontage, #718
Northfield, IL 60093

FIRST AMERICAN TITLE
FILE # 01240328

The Grantor, Highgate Development LLC, an Illinois limited liability company, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, conveys and warrants to 400 Washington Glencoe LLC, an Illinois limited liability company, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, To Wit:

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

LOT 5 (EXCEPT THE EAST 27 FEET THEREOF), LOT 6, THE EAST 2 FEET OF LOT 7, THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH AND ADJOINING LOT 5 (EXCEPT THE EAST 27 FEET THEREOF), THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH AND ADJOINING LOT 6, AND THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH AND ADJOINING THE EAST 2 FEET OF LOT 7 IN BLOCK 4 IN CULVER AND JOHNSON'S ADDITION TO GLENCOE, BEING A SUBDIVISION OF THE WEST 37.48 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 400 Washington Avenue, Glencoe, IL 60022-1872
PIN: 05-07-405-006-0000 and 05-07-405-007-0000

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines, public utilities, and easements, if any, all special governmental taxes, or assessments confirmed and unconfirmed, if any.

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IN WITNESS WHEREOF, the undersigned has executed this document on this 2 day of June 2024.

Highgate Development LLC

[Signature]
By: Jon Kogan, not individually but solely as manager of Highgate Development LLC

State of Illinois,
County of De Kalb ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Jon Kogan, not individually but solely as manager of Highgate Development personally known to me to be the same persons 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 set forth therein.

Given under my hand and official seal this 2 of June, 2024.
[Signature]
Notary Public

MAIL RECORDED DEED TO:
Alec Rubenstein, Esq.
Ginsberg Jacobs LLC
300 S. Wacker Dr., Suite 2750
Chicago, IL 60606



SEND SUBSEQUENT TAX BILLS TO:
400 Washington Glencoe, LLC
c/o Benjamin Gottlieb
400 Washington Ave
Glencoe, IL 60022

Property of Cook County Clerk's Office



VILLAGE OF GLENCOE FINAL PAYMENT CERTIFICATE

675 Village Court, Glencoe, Illinois 60022

P: (847) 835-4113 | finance@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

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28-09880-02

Account Number

400 WASHINGTON AVE GLENCOE IL 60022

Address

1/8/2024

Date Paid

\$39.48

Amount Paid

This certificate acts as a receipt that the above-mentioned party has complied with Village of Glencoe Ordinance 2003-15-3085: Payment Responsibility Policy and has paid all Village utility bills in full as of the above date.

Property of Cook County Clerk's Office