

UNOFFICIAL COPY

This document prepared by:



Name: Ryan Krueger
Firm/Company: RGK Law Group PC
Address: 2516 Waukegan Road #219
City, State, Zip: Glenview, IL 60025
Phone: 312-498-4586

FIRST AMERICAN TITLE

FILE # AF1041048 M2

Doc#. 2405241076 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/21/2024 11:04 AM Pg: 1 of 3

Dec ID 20240201631712

ST/CO Stamp 1-970-872-880 ST Tax \$450.00 CO Tax \$225.00

—Above This Line Reserved for Official Use Only—

10-18-103-037-0000

(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR **FULL SPEED REHABS, LLC**, AN ILLINOIS LIMITED LIABILITY COMPANY, for valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **LEIGH CAPELLI AND MASON PETRIE**, HUSBAND AND WIFE, with a current address of 9416 LAVERN PLACE, ST LOUIS, MO 63123, hereinafter "Grantee", not as tenants in common or as joint tenants, but rather as **TENANTS BY THE ENTIRETY** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of **COOK** and in the State of Illinois, commonly known as **7104 CHURCH STREET, MORTON GROVE, IL 60053** and further describer to-wit:

SEE THE ATTACHED EXHIBIT A

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

UNOFFICIAL COPY

WITNESS Grantor's hand this 13th day of February, 2024.

Grantor: **FULL SPEED REHABS, LLC**, by
STEVE KIJOWSKI as **MANAGER**

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY THAT **STEVE KIJOWSKI** personally known to me to be the same
person(s) whose name is/are subscribed to the foregoing instrument, appeared before me
this day in person, and acknowledged that he/she/they signed, sealed and delivered this
instrument as his/her/their 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 this 13th day of February, 2024.



Notary Public

~~MAIL DEED, AFTER RECORDING, TO:~~

MAN

mail deed, after recording to:

SEND FUTURE TAX BILLS TO:

LEIGH CAPELLI AND MASON PETRIE
7104 CHURCH STREET
MORTON GROVE, IL 60053

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 09820 AMOUNT \$ 1350.00 DATE 2-13-24
ADDRESS 7104 church
(VOID IF DIFFERENT FROM DEED)
BY 24

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 10 AND 11 IN BLOCK 7 IN GOLF VIEW GARDENS, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1927 IN BOOK 242 OF PLATS, PAGE 16 AS DOCUMENT 9547835 IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:

7104 CHURCH STREET, MORTON GROVE, IL 60053

TAX IDENTIFICATION NUMBER:

10-18-103-037-0000