

10/3

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2410010007

PREPARED BY:
Matthew D. Robinson, P.C.
28 North First Street, Suite 108
Geneva, IL 60134

Doc# 2410010007 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/9/2024 1:18 PM
PAGE: 1 OF 6

MAIL TAX BILL TO:
FI REALTY 1, LLC
Francesco Ingrassia
19 Rolling Hills Dr
Barrington, IL 60010

MAIL RECORDED DEED TO:
FI REALTY 1, LLC
Francesco Ingrassia
19 Rolling Hills Dr
Barrington, IL 60010

WARRANTY DEED - LIMITED LIABILITY COMPANY TO LIMITED LIABILITY COMPANY (Illinois)

THE GRANTOR(S), PROPECTUS REALTY III, LLC, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to FI REALTY 1, LLC, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

2402006 COOK

THE SOUTH 105 FEET OF LOTS 24 AND 25 AND OF THE EAST 14 FEET OF LOT 26 AND THAT PART OF THE WEST 1/2 OF THE VACATED ALLEY ADJOINING AND TO THE EAST OF THE SOUTH 105 FEET OF LOT 24 VACATED BY PLAT OF VACATION RECORDED MAY 25, 1960 AS DOCUMENT NO. 17864700, ALL IN BLOCK 5 IN THE CHARLES WADSWORTH SUBDIVISION OF THE EAST 661.05 FEET OF THE SOUTH 120 ACRES OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 24-10-419-047-0000

Commonly known as: 4014 W. 103RD St., Oak Lawn, IL 60453

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 17th day of March, 2024.

Village of Oak Lawn Real Estate Transfer Tax \$2500 00203

Village of Oak Lawn Real Estate Transfer Tax \$500 06817

Village of Oak Lawn Real Estate Transfer Tax \$1000 05768

Village of Oak Lawn Real Estate Transfer Tax \$50 07584

Village of Oak Lawn Real Estate Transfer Tax \$20 04442

Village of Oak Lawn Real Estate Transfer Tax \$20 04443

By *Sagar Parikh*
Sagar Parikh, Authorized Member or Manager

By _____
Robert Drafke, Authorized Member or Manager

PRO TITLE GROUP, INC

PRO TITLE GROUP, INC.
5140 MAIN STREET
DOWNERS GROVE, IL 60516

1

UNOFFICIAL COPY

STATE OF CALIFORNIA

SS

COUNTY OF _____

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sagar Parikh, personally known to me to be the Authorized Member or Manager of Profectus Realty III, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Members or Managers, they signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, _____

Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____.

REAL ESTATE TRANSFER TAX

09-Apr-2024



COUNTY:	409.00
ILLINOIS:	818.00
TOTAL:	1,227.00

24-10-419-047-0000

| 20240301655009 | 1-336-880-688

Property of Cook County Clerk's Office

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

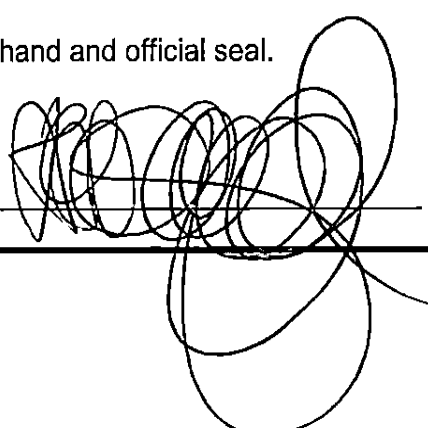
On 3/17/2024 before me, Attila Csupo, Notary Public
(insert name and title of the officer)

personally appeared SAGAL PARIKH
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

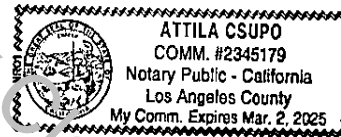
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



PROPERTY OF
LOS ANGELES COUNTY
Clerk's Office

UNOFFICIAL COPY

PREPARED BY:

Matthew D. Robinson, P.C.
28 North First Street, Suite 108
Geneva, IL 60134

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WARRANTY DEED - LIMITED LIABILITY COMPANY TO LIMITED LIABILITY COMPANY (Illinois)

THE GRANTOR(S), PROPECTUS REALTY III, LLC, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to FI REALTY 1, LLC, party of the second part, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 105 FEET OF LOTS 24 AND 25 AND OF THE EAST 14 FEET OF LOT 26 AND THAT PART OF THE WEST 1/2 OF THE VACATED ALLEY ADJOINING AND TO THE EAST OF THE SOUTH 105 FEET OF LOT 24 VACATED BY PLAT OF VACATION RECORDED MAY 25, 1960 AS DOCUMENT NO. 17864700, ALL IN BLOCK 5 IN THE CHARLES WADSWORTH SUBDIVISION OF THE EAST 661.05 FEET OF THE SOUTH 120 ACRES OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

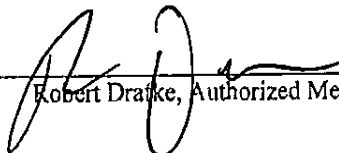
Permanent Tax Number: 24-10-419-047-0000

Commonly known as: 4014 W. 103RD St., Oak Lawn, IL 60453

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 18 day of March, 2024.

Profectus Realty III, LLC

By _____
Sagar Parikh, Authorized Member or Manager

By  _____
Robert Drake, Authorized Member or Manager

UNOFFICIAL COPY

STATE OF CALIFORNIA

SS

COUNTY OF _____

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert Drafke, personally known to me to be the Authorized Member or Manager of Profectus Realty III, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Members or Managers, they signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____, _____

*See attached Acknowledgement, K. Weiss

Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)

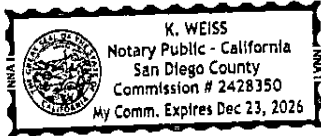
On 3/18/2024 before me, K. Weiss, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Robert Drafke
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature K. Weiss
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: Warranty Deed - limited liability company to limited liability company

Document Date: 03/18/2024 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert Drafke

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: Authorized Member or Manager

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____