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Greater Illinois Title Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2410920261 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/18/2024 3:32 PM Pg: 1 of 2

Dec ID 20240401679816

ST/Co Stamp 1-061-036-336 ST Tax \$330.00 CO Tax \$165.00

Property of Cook County Clerk's Office

THE GRANTOR, **TRUEOPS, LLC**, an Illinois Limited Liability Company, of 23835 N. Echo Lake Road, Lake Zurich, County of Lake, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **CUSTOM CRAFT PROPERTIES, LLC**, an Illinois Limited Liability Company, of 1275 East Davis Street, Arlington Heights, County of Cook, State of Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12 IN BLOCK 3 IN HASBROOK SUBDIVISION OF UNIT 2, OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED OCTOBER 17, 1957, AS DOCUMENT NUMBER 17041013, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

TO HAVE AND TO HOLD said premises in fee simple forever.

This is not Homestead Property.

Permanent Real Estate Index Number: **03-19-207-012-0000**

Address of Real Estate: **423 W Mitchell Court, Arlington Heights, IL 60004**

Dated this 16th day of April 2024

TRUEOPS, LLC


By: **Nicholas Gavrilos**
Title: **Manager**

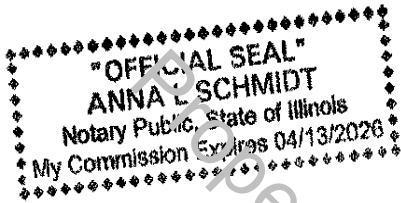
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STATE OF ILLINOIS, COUNTY OF COOK, ss.

Nickolas

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nickolas Gavrilos, the Manager of TRUEOPS, LLC, 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 16th day of April, 2024.



[Handwritten Signature]

Notary Public

Prepared By: Frank Salerno
22 Calendar Court
La Grange, IL 60525

Mail To:
Josephine M. Hamel, Esquire
Drost Kivlahan McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

Name & Address of Taxpayer:
Custom Craft Properties, LLC
1275 East. Davis Street
Arlington Heights, IL 60005

REAL ESTATE TRANSFER TAX		16-Apr-2024
	COUNTY:	605.00
	ILLINOIS:	300.00
	TOTAL:	465.00
03-19-207-012-0000	20240401679816	1-061-038-336