

WARRANTY DEED

Doc#: 2412220218 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/1/2024 2:08 PM Pg: 1 of 5

Dec ID 20240401691478

ST/Co Stamp 0-488-204-592 ST Tax \$0.00 CO Tax \$0.00

GRANTOR, VF PROPERTIES, LLC,  
AN ILLINOIS LIMITED LIABILITY  
COMPANY, BY MICHAEL R. FOSTER  
AND AARON VERTHEIN, MANAGERS,  
of Illinois, for and in  
consideration of TEN AND  
no/100 DOLLARS and other good  
and valuable consideration to  
them in hand paid, CONVEY and  
WARRANT to

KANE & KASH PROPERTY  
MANAGEMENT LLC  
An Illinois Limited Liability Company  
10766 Glendale Ave  
Dyer, IN 46311-0045

The following described real estate:

SEE EXHIBIT "A" LEGAL DESCRPTION

Permanent Index No: 32-36-105-055-0000

Property Address: 1851 Reichert Avenue, Sauk Village, IL 60411

SUBJECT TO: (1) General Taxes for the year 2023 and subsequent years, and  
(2) Covenants, Conditions and Restrictions of record.

DATED this 30<sup>th</sup> day of April 2024.

VF PROPERTIES, LLC, AN ILLINOIS  
LIMITED LIABILITY COMPANY

By: MICHAEL R. FOSTER, MANAGER

By: AARON VERTHEIN, MANAGER

Exempt under Provisions of paragraph E,  
Section 4 of the Real Estate Transfer Tax  
Act.

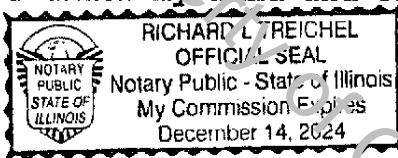
Date: 4/30/24  
Representative: [Signature]

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Will )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL R. FOSTER AND AARON VERTHEIN, MANAGERS, VF PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 30<sup>th</sup> day of April, 2024.



[Signature]  
NOTARY PUBLIC

This instrument was prepared by ATTORNEY RICHARD L. TREICHEL  
10560 Brookridge Court  
Frankfort, IL 60423

MAIL TO:

GRANTEE ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:

KANE & KASH PROPERTY MANAGEMENT  
LLC  
10766 Glendale Ave.  
Dyer, IN 46311-0045

KANE & KASH PROPERTY MANAGEMENT  
LLC  
10766 Glendale Ave.  
Dyer, IN 46311-0045

# UNOFFICIAL COPY

## Exhibit "A" - Legal Description

LOT 482 AND THAT PART OF LOT 483 DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 483; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 483, 66.87 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF LOT 483, 4.22 FEET FOR A PLACE OF BEGINNING; THENCE NORTHERLY ALONG A STRAIGHT LINE TO THE NORTHEASTERLY CORNER OF LOT 483; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 483 TO THE SOUTHEASTERLY CORNER OF LOT 483; THENCE NORTHERLY ALONG A STRAIGHT LINE 67 FEET TO THE PLACE OF BEGINNING, IN INDIAN HILL SUBDIVISION UNIT NO. J, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 1959 AS DOCUMENT 17467223, IN COOK COUNTY, ILLINOIS.

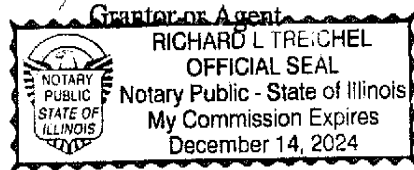
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/30/24 Signature: [Signature]

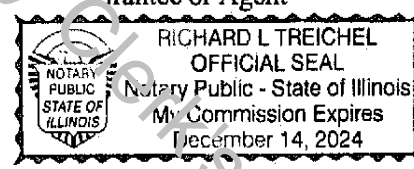


Subscribed and sworn to before me by the said [Signature] dated 4/30/24

Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/30/24 Signature: [Signature]



Subscribed and sworn to before me by the said [Signature] dated 4/30/24

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER TAX</b>		01-May-2024
		<b>COUNTY:</b> 0.00
		<b>ILLINOIS:</b> 0.00
		<b>TOTAL:</b> 0.00
32-36-105-055-0000	20240401691478	0-488-204-592