

UNOFFICIAL COPY



Doc# 2414509044 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

BLANKET FEE:\$75.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/24/2024 11:56 AM

PAGE: 1 OF 4

WARRANTY DEED

THIS INDENTURE WITNESSETH,
That the Grantor(s) BULLETPROFF BUILDERS, LLC an Illinois Limited Liability Corporation, of the City of Markham County of Cook, State of Illinois for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to JL PROPERTIES GROUP, LLC, the following described real estate, to-wit:

E. 1776 Naperville Rd, Wheaton, IL 60189

SEE ATTACHED LEGAL DESCRIPTIONS

Subject to 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, and general real estate taxes not yet due and payable at time of closing

Said properties being situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 30 day of April 2024

BULLETPROOF BUILDERS, LLC

BY: *Brian Ruda*
BRIAN RUDA, President

FIRST AMERICAN TITLE
FILE # 3176359

REAL ESTATE TRANSFER TAX

16-May-2024

		COUNTY:	402.50
		ILLINOIS:	805.00
		TOTAL:	1,207.50

28-26-312-012-0000

|20240401686631

| 0-281-494-832

UNOFFICIAL COPY

STATE OF ILLINOIS
SS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN RUDA in his capacity at President of BULLETPROOF BUILDERS, LLC, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 day April 2024.



NOTARY PUBLIC



Return doc. to:
Future taxes to: JL Properties Group, LLC
1776 S. Naperville Road, A 206
Wheaton, Illinois 60189

Return doc. to: ~~Ms. Brenda Murzyn
TENAX LAW
1300 Iroquois Ave., Suite 125
Naperville, Illinois 60555~~

Prepared by: Attorney Erich Pavel III
3 South 650 River Road
Warrenville, Illinois 60555

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTIONS HAZEL CREST PROPERTIES

PARCEL 1:

Lot 99 of APPLE TREE OF HAZEL CREST UNIT 2, being a subdivision of part of the Southwest quarter of Section 26, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded August 17, 1971 as document 21588416, in Cook County, Illinois.

COMMONLY KNOWN AS: 3612 Tamarind Lane, Hazel Crest, IL 60429
PARCEL NUMBER: 28-26-312-012-0000

PARCEL 2:

Lot 44 in Block 1 of APPLE TREE OF HAZEL CREST, being a subdivision of part of the Southwest quarter of Section 26, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded August 21, 1970 as document 21244460, in Cook County, Illinois.

COMMONLY KNOWN AS 3700 Peach Grove Lane, Hazel Crest, IL 60429
PARCEL NUMBER: 28-26-307-039-0000

PARCEL 3:

Lot 3 and the North half of Lot 4 in Block 4 in COOPER'S HAZEL CREST MANOR, being a subdivision of the East 443.0 feet in the Northeast quarter of the Northeast quarter of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, Illinois.

COMMONLY KNOWN AS: 16748 Western Ave., Hazel Crest, Illinois 60429
PARCEL NUMBER: 28-25-211-037-0000

PARCEL 4:

Lot 153 in HAZELCREST HIGHLANDS SECOND ADDITION, being a subdivision of part the Northeast quarter and part of the Southeast quarter of Section 26, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 3316 Maple Lane, Hazel Crest, Illinois 60429
PARCEL NUMBER: 28-26-406-004-0000

UNOFFICIAL COPY

PARCEL 5:

Lot 8 in Block 4 in COOPER'S HAZEL CREST MANOR, being a subdivision of the East 443.0 feet of the Northeast quarter of the Northeast quarter of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 16784 S. Western Avenue, Hazel Crest, IL 60429

PARCEL NUMBER: 28-25-211-025-0000

PARCEL 6:

Lot 9 in Block 3 in APPLE TREE OF HAZEL CREST, being a subdivision of part of the Southwest quarter of Section 26, Township 36 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded August 21, 1970 as document 21244460, in Cook County, Illinois.

COMMONLY KNOWN AS: 3706 Glyrwood Lane, Hazel Crest, IL 60429

PARCEL NUMBER: 28-26-309-009-0000

PARCEL 7:

Lot 1 in Block 4 in COOPER'S HAZEL CREST MANOR, being a subdivision of the East 443.0 feet in the Northeast quarter of the Northeast quarter of Section 25, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

COMMONLY KNOWN AS: 16736 Western Avenue, Hazel Crest, Illinois 60429

PARCEL NUMBER: 28-25-211-019-0000