UNOFFICIAL COPY

けいらいつうらり、 WARRANTY DEED GIT LLC to Individual

This agreement, made this 26th day of June, 2020, between Parkland IV LLC a LLC created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and PETAR Velikev, 709 Greenwood Road, Glennoy, IL 60025

Doc#. 2023757059 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 08/24/2020 03:50 PM Pg: 1 of 2

Dec ID 20200601610927

ST/CO Stamp 0-369-031-904 ST Tax \$330.00 CO Tax \$165.00

City Stamp 1-344-014-048 City Tax: \$3,465.00

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Members/Managers of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and discribed as follows, to wit:

LOT 25 IN BLOCK 3 IN KERNEY'S HIGHLAND ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13,EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, LLINOIS.

COMMONLY KNOWN AS: 1501 N. Luna Ave, Chicago, IL 60651

PIN: 16-04-101-023-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

| REAL ESTATE TRANSFER TAX | | | 10-Jul-2020 |
|--------------------------|--|------------------------------|-------------|
| | | COUNTY: | 165.00 |
| | | ILLINOIS: | 330.00 |
| ACID Y | | TOTAL: | 495.00 |
| 16-04-101-023-0000 | | 20200601610927 0-369-031-904 | |

| REAL ESTATE TRANS | 10-Jul-2020 | |
|--------------------|----------------|---------------|
| AFF | CHICAGO: | 2,475.00 |
| | CTA: | 990,00 |
| | TOTAL: | 3,465.00 * |
| 16-04-101-023-0000 | 20200601610927 | 1-344-014-048 |

^{*} Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said party of the first part has caused its LLC seal to be hereto affixed, and has caused its name to be signed to these presents by its Members/Managers, the day and year first above written.

| Parkland IV LLC | |
|---|--|
| Name of LLC. | - |
| By: Hy Jam, 501e Member Glenn M. Brettner, as Sole Member | pe (|
| STATE OF 17 (AOLS) COUNTY OF COCK) | OFFICIAL SEAL ORLISS LINDENBERG MY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/02/21 |
| I, the undersigned Notary Public in and for said CERTIFY that, Glenn M. Brettner, personally know IV LLC, an Illinois LLC, , and personally know subscribed to the foregoing instrument supeare acknowledged that as such Member/Manager, he si caused the LLC seal of said LLC to be affixed Members/Managers of said LLC as their free and and purposes therein set forth. Given under my hand and official seal, this 241 | own to me to be the Member/Manager of, Parkland on to me to be the same person whose name is d before me this day in person, and severally gned, sealed and delivered the said instrument and d thereto, pursuant to authority, given by the voluntary act, and deed of said LLC, for the uses |
| Commission expires 7/2, 20 21, | NOTARY PUBLIC |
| This instrument prepared by: Gardi & Haught, 939 N. Pl | um Grove Rd., Ste. C, Schaun burg. IL 60173 |
| MAIL TO: | SEND SUBSEQUENT TAX BILLS TO |
| Migdal & Associates, Ltd. | PetarVelikov |
| 1200 Shermer Road, Ste. 102 | 709 GREENWOOD RD |
| Northbrook, IL 60062 | JOG GREENWOOD RS GLENVIEW, IC 60025 |
| Recorder's Office Box No. | , · |