

210253002351

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2118816011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2021 09:23 AM Pg: 1 of 2

Dec ID 20210601671290
ST/CO Stamp 1-474-317-584 ST Tax \$1,925.00 CO Tax \$962.50
City Stamp 1-579-363-600 City Tax: \$20,212.50

THE GRANTOR, *JCOZ, LLC - a Designated Series A, limited liability company* of 3606 Lawson Road, Glenview, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *8052 South Laflin, LLC, a limited liability company*, of 161 North Clark Street, Suite 2500, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY

~~6018-6020~~

Address of Real Estate: ~~6020~~ North Avondale Avenue, Chicago, Illinois, 60631

Permanent Real Estate Index Number: 13-06-306-053-0000

DATED this 16th day of June, 2021

James Cosmano

JAMES COSMANO, as Manager

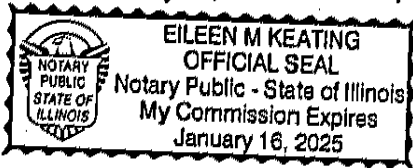
Louise Cosmano

LOUISE COSMANO, as Manager

State of Illinois }
County of Cook }

ss.:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *James Cosmano and Louise Cosmano*, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



Given under my hand and official seal, this 16th day of June, 2021.

Eileen M Keating

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:
Karlo M. Karacic, Esq.
161 North Clark Street, Ste. 2500
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
8052 South Laflin, LLC
161 North Clark Street, Ste. 2500
Chicago, Illinois 60601

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 5 EXCEPTING THEREFROM THAT PART LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 5, 34.37 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY CORNER TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 5, 47.44 FEET SOUTHEASTERLY FROM THE NORTHEASTERLY CORNER THEREOF (EXCEPT THAT PART TAKEN FOR WIDENING AVONDALE AVENUE) IN BLOCK 25, IN THE TOWN OF NORWOOD PARK, IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED AUGUST 25, 1873, AUGUST 26, 1873 AND AUGUST 27, 1873 AS DOCUMENT NO. 117856 IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 6018-6020 North Avondale Avenue, Chicago, Illinois 60631

Permanent Real Estate Index Number: 13-06-306-053-0000

Property of Cook County Clerk's Office

Warranty Deed

6018-6020 North Avondale Avenue
Chicago, Illinois 60631

JCOZ, LLC - a Designated Series A,
limited liability company

to

8052 South Laffin, LLC
a limited liability company