

UNOFFICIAL COPY

216 SA 259080UP
WARRANTY DEED 1/2
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY
TO INDIVIDUAL)

Doc#: 2126512332 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2021 12:00 PM Pg: 1 of 3

Dec ID 20210901675365
ST/CO Stamp 0-464-199-824 ST Tax \$98.00 CO Tax \$49.00
City Stamp 1-830-166-672 City Tax: \$1,029.00

THE GRANTOR, 2123-27 BELLE
PLAINE, LLC, an Illinois Limited
Liability Company, 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, for and in consideration

(above space for recorder only)

of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid
and pursuant to the authority of the Managing Member of said Limited Liability Company, CONVEYS AND
WARRANTS TO:

Skeljc. Hodza
1350 Oceandgr Avenue
Morton Grove, IL 60063

Not as tenants in common but as joint tenants with rights of survivorship the following described Real Estate
situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF AS EXHIBIT A.

PIN: 11-31-122-030-1009

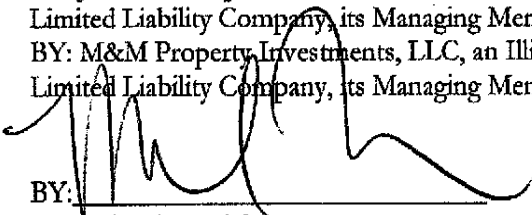
Common Address: 2245 W. Farwell Avenue, Unit 3A, Chicago, Illinois 60645

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning and building laws or
ordinances which are not violated by the improvements; (3) utility easements, covenants, conditions,
restrictions, easements, and agreements of record which do not affect habitability; (4) the Condominium
Declaration; and (5) Illinois Condominium Act.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its

Managing Member this 21 day of September, 2021.

2123-27 Belle Plaine, LLC, an Illinois
Limited Liability Company,
BY: JMM Developments, LLC, an Illinois
Limited Liability Company, its Managing Member
BY: M&M Property Investments, LLC, an Illinois
Limited Liability Company, its Managing Member

BY: 
Marla Mason, Manager

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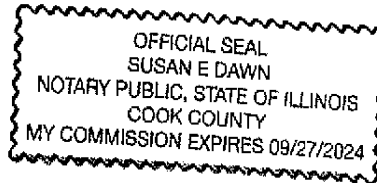
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marla Mason, Manager of M&M Property Investments, LLC, Manager of JMM Developments, LLC, the Managing Member of 2123-27 Belle Plaine, LLC 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 as Managing Member that they signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as their free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 21 day of September 2021.

My commission expires:

Susan Dawn
Notary Public



This Instrument was prepared by Panter, Dawn & Associates, 180 N. LaSalle, Suite 2700, Chicago, IL 60601.

After recording
Mail to:

JEFFREY EVANS
6767 N. Milwaukee, 202
Units, SE 60714

Send subsequent tax bills to:

Skeljcin Hodz
2245 W. Farwell Avenue, #3A
Chicago, IL 60645

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LEGAL DESCRIPTION

Order No.: 21GSA259080LP

For APN/Parcel ID(s): 11-31-122-030-1009

PARCEL 1:

UNIT NUMBER 2245-3A IN THE OAKWELL GARDENS II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1: LOTS 12 AND THE WEST 27 FEET OF LOT 11 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2: AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE EAST 6 FEET OF THE SOUTH 64.2 FEET OF LOT 11 AND THE WEST 6.6 FEET OF THE SOUTH 64.2 FEET OF LOT 10 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 10, 2003 AS DOCUMENT NUMBER 0331410116; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PS-6, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.