

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Doc# 2129325173 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/20/2021 11:54 AM Pg: 1 of 2

Dec ID 20211001611191
ST/CO Stamp 1-183-106-192 ST Tax \$322.00 CO Tax \$161.00
City Stamp 1-065-403-536 City Tax: \$3,381.00

THE GRANTOR, **NOWAK HOLDS LLC**, a 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 of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Manager pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **ALEXANDER RODRIGUEZ***, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** = a single man,*

LOT 8 IN BLOCK 42 IN FREDERICK H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 19-09-210-026-0000

Address of Real Estate: 4824 S. Lawler Ave., Chicago, IL 60638

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee; TO HAVE AND TO HOLD said premises forever.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

Alexander Rodriguez

4824 S. Lawler Ave

Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

Alexander Rodriguez

4824 S. Lawler Ave

Chicago, IL 60638

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Dated this 19 day of October, 2021.

NOWAK HOLDS LLC

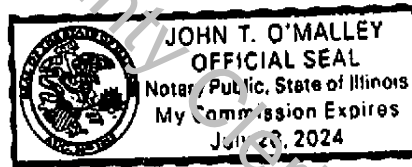
By: Alexander Demchenko
Authorized Agent

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 Alexander Demchenko, being the duly authorized agent of Nowak Holds LLC, an Illinois limited liability company ("Company"), and 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 as such agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 19th day of October, 2021.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		20-Oct-2021
	CHICAGO:	2,415.00
	CTA:	966.00
	TOTAL:	3,381.00 *

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

REAL ESTATE TRANSFER TAX		20-Oct-2021
	COUNTY:	151.00
	ILLINOIS:	322.00
	TOTAL:	483.00

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