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Doc# 2132215023 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/18/2021 01:59 PM PG: 1 OF 2

(1 of 2)

WARRANTY DEED

GRANTOR(S):

*Cook
998*

DZD Group LLC
an Illinois Limited Liability Company

Currently Maintaining Office at:
9950 Lawrence Ave #204C
Schiller Park, IL 60176

TT21-30170FA

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

DAVID WANG AND ANNIE KIM

not in tenancy in common, but in JOINT TENANCY, the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 24 AND LOT 25 IN BLOCK 16, IN FLEMING AND SILL'S SUBDIVISION OF BLOCKS 1 AND 16, IN LAVERGNE IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-31-214-021-0000

PROPERTY ADDRESS: 6445 FAIRFIELD AVE., BERWYN, ILLINOIS 60402

SUBJECT TO: (1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 9th day of September, 2021

DZD Group LLC

[Signature]
By its Manager John Zych

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
JK 9.9.2021 \$2315.00
COLLECTION DEPARTMENT

REAL ESTATE TRANSFER TAX

18-Nov-2021



COUNTY: 215.75
ILLINOIS: 431.50
TOTAL: 647.25

16-31-214-021-0000

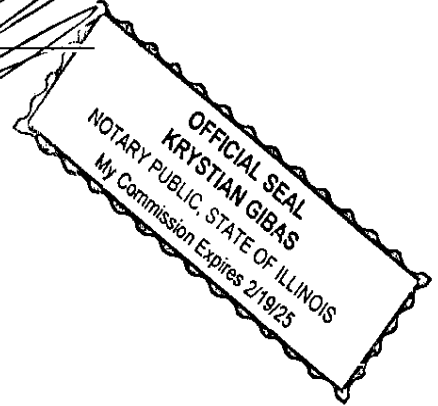
| 20210901660768 | 1-541-700-752

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STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that John Zych, Manager of DZD Group LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/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 9th day of September, 2021.

Notary Public



Prepared by: Waldemar Wyszynski, Esq.
Wyszynski & Webb P.C.
2860 S. River Rd, Suite 220
Des Plaines, IL 60013

Return to:
Annie Kim and David H. Wang
6445 Fairfield Ave.
Berwyn IL 60402

Send Subsequent Tax Bill To:
Annie Kim and David H. Wang
6445 Fairfield Ave.
Berwyn IL 60402

Property of Cook County Clerk's Office