

UNOFFICIAL COPY

Doc#: 2206007324 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2022 09:17 AM Pg: 1 of 2

Dec ID 20220201633916
ST/CO Stamp 0-262-538-640 ST Tax \$425.00 CO Tax \$212.50
City Stamp 0-086-574-480 City Tax: \$4,462.50

WARRANTY DEED

MAIL RECORDED DEED TO:

Petro Czerniak
Attorney at Law
2329 W. Chicago Avenue
Chicago, IL 60622

(Reserved for Recorders Use Only)

MAIL TAX BILL TO:

Paylo Diatkovych and Andriy Diatkovych
~~2438 W. Potomac Ave. 2443 W. Walnut~~
Chicago, IL ~~60651~~ 60653

GRANTOR, Parkland III, 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 of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to Kolo Group, LLC, of AN ILLINOIS LIMITED LIABILITY COMPANY to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 31 IN BLOCK 1 IN J. S. HAIR'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-02-221-021-0000
Address of Real Estate: 3438 W. Potomac Ave., Chicago, IL 60651

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

22GNW 635474 RM N.W. Chicago Title

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 15 day of February, 2022.

Glenn M. Brettnes

Parkland III, LLC., an Illinois limited liability company

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, **Parkland III, LLC., an Illinois limited liability company**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their 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 official seal, this 15 day of February, 2022.

[Signature]
Notary Public

PREPARED BY:
AJP Law Firm
Attorney at Law
411 E. Business Center Dr., Suite 108
Mt. Prospect, IL 60056

