

UNOFFICIAL COPY

WARRANTY DEED

This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko Law, P.C.
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Chicago, IL 60602

Doc# 2207339025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2022 07:37 AM Pg: 1 of 2

Doc ID 20220201620091
ST/CO Stamp 1-465-538-960 ST Tax \$799.00 CO Tax \$399.50
City Stamp 0-147-937-680 City Tax: \$8,825.53

THE GRANTOR, **L&MC INVESTMENTS 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, **JOSHUA GASIENICA**, 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:

LOT 6 BLOCK 3 OF TAYLOR AND CANDA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 39, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-01-424-019-0000

Address of Real Estate: 842 N. Fairfield Ave., Chicago, IL 60622

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Real Estate; TO HAVE AND TO HOLD said premises forever.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

Joshua Gasienica
842 N. Fairfield Ave
Chicago IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Same

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Dated this 9 day of February, 2022.

L&MC INVESTMENTS 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 L&MC Investments 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 9 day of February, 2022.

Jennie Condos
Notary Public



Cook County Clerk's Office