

# UNOFFICIAL COPY

Doc# 2208721237 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/28/2022 11:32 AM Pg: 1 of 3

Dec ID 20220101611351  
ST/CO Stamp 2-078-514-576 ST Tax \$185.00 CO Tax \$92.50

19411545

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **DL3 Sons Properties, Inc., an Illinois Corporation**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to **JAH Property Group, LLC, an Illinois Limited Liability Company, of 27739 Caraway Ln, Santa Clarita, CA 91350, as...**

*(Check Applicable, Strike Inapplicable)*

- An individual or Entity (LLC, Corporation, Etc.)  
 ~~Tenants in Common~~  
 ~~Not as Tenants in Common but as Joint Tenants with rights of survivorship~~  
 ~~Not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety~~

...the following described real estate, to-wit:

### SEE ATTACHED LEGAL

Permanent Real Estate Index Number: 28-24-103-046-0000  
Address of Real Estate: 3036 Sussex Ave, Markham, IL 60426

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1 Day of February, 2022

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Dwayne Starostka  
Dwayne Starostka, President

STATE OF Illinois

COUNTY OF Will

ss.

REAL ESTATE TRANSFER TAX

25-Mar-2022



COUNTY:	92.50
ILLINOIS:	185.00
TOTAL:	277.50

28-24-103-046-0000 | 20220101611351 | 2-078-514-576

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Dwayne Starostka, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 Notarial Seal this 1 day of February, 2022.

[ Notary Seal ]



Katherine Denny  
Notary Public

28-24-103-046-0000



CITY OF MARKHAM  
Real Estate Transfer Stamps

Date 03-16-2022  
\$ 50.00 0259

This Instrument was prepared by:

Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

Future Tax Bills to:

John Hill  
27739 CARAWAY LN  
SANTA CLARITA, CA, 91350

After recording return document to:

John Hill  
27739 CARAWAY LN  
SANTA CLARITA, CA, 91350

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**LEGAL DESCRIPTION:**

Lot 51, in Block 3 in Canterbury Gardens, Unit No. 1, being a Subdivision of part of the Northwest Quarter of Section 24, Township 36 North, Range 13, East of the Third Principal Meridian, In Cook County, Illinois.

**PROPERTY ADDRESS:**

3036 Sussex Avenue, Markham, IL 60428

**PERMANENT INDEX NUMBER:**

28-24-103-046-0000

Property of Cook County Clerk's Office