

UNOFFICIAL COPY

22002428516 lot 1
SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2208921090 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/30/2022 09:28 AM Pg: 1 of 2

Dec ID 20220301661887
ST/CO Stamp 1-261-215-120 ST Tax \$70.00 CO Tax \$35.00
City Stamp 1-932-303-760 City Tax: \$735.00

SYLVA LLC, an Illinois limited liability company and duly authorized to transact business in the State of Illinois, for an in consideration of Ten (\$10.00) Dollar; and other good and valuable consideration in hand paid, and pursuant to authority given to the Manager of said limited liability company, Conveys and Warrants to :

KD CONSTRUCTION SERVICES INC.

grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

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

SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years not yet due or payable; Covenants, Conditions and Restrictions of Record; Building Lines and Easements, if any.

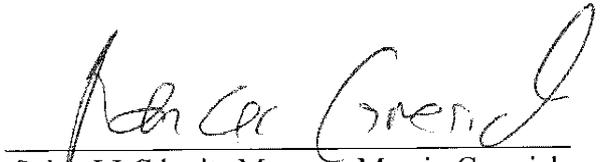
LOT 24 IN BLOCK 58 IN THE SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF SECTIONS 5 AND 6 TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1974 IN BOOK 7 OF PLATS PAGE 7, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 3246 East 91st Street, Chicago, IL 60617

P.I.N. 26-05-108-039-0000

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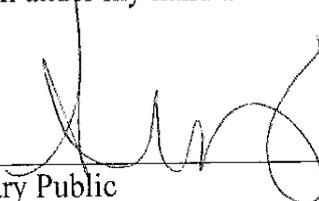
Dated this 24 day of March, 2022


Sylva LLC by its Manager Marcin Grzesiak

State of IL
County of COOK ss.

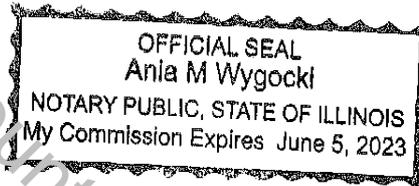
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, Sylva LLC by its Manager Marcin Grzesiak personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as 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 official seal, this 24 day of March, 2022.



Notary Public

Commission expires _____ 20____



MAIL TO:

ROSENTHAL LAW GROUP, LLC
3700 W. DEVON AVE.
SUITE E
LINCOLNWOOD, IL 60712

Send Subsequent Tax Bills to:

KD CONSTRUCTION SERVICES INC
1217 TYRELL AVE
PARK RIDGE, IL 60068