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WARRANTY DEED
ILLINOIS STATUTORY

Chicago Title

22 GSA F51727MV

NN 16F2

Doc#. 2220239095 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/21/2022 10:24 AM Pg: 1 of 3

Dec ID 20220701685481

ST/CO Stamp 0-725-953-616 ST Tax \$2,199.00 CO Tax \$1,099.50

City Stamp 0-025-734-224 City Tax: \$23,089.50

THE GRANTOR, SEMD PROPERTIES, LLC, SERIES 3938, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Managing Member of said Company, CONVEYS and WARRANTS to:

AARON G. WIRTZ, as Trustee of JARON G. WIRTZ TRUST DATED JUNE 9, 2022; and 2. JILLIAN M. WIRTZ, as Trustee of JILLIAN M. WIRTZ TRUST DATED JUNE 9, 2022, of 747 N. Clark #306, Chicago, Illinois, as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 16 AND THE NORTH 7 FEET OF LOT 17 IN BLOCK 2 IN TRYON AND DAVIS' 40TH AVENUE ADDITION TO IRVING PARK, A SUEDIVISION OF THE NORTH 1/2 OF THE NORTH WEST 1/4 (EXCEPT THE NORTH 5 ACRES THEREOF) OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of Closing; (b) covenants, conditions and restrictions of record; (c) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 14-19-102-023-0000

Address of Real Estate: 3938 N. Bell Avenue, Chicago, Illinois 60618

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, this 18th day of July, 2022.

2220239095 Page: 2 of 3

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SEMD PROPERTIES, LLC SERIES 3938

By: Its Sole Managing Member

SLAWOMIR TREBUNIA

STATE OF ILLICIS

)ss

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **SLAWOMIK TPEBUNIA** personally known to me to be the Sole Managing Member of **SEMD PROPERTIES**, **LLC**, **SERIES 3938** signed, sealed and delivered this instrument and caused the Company seal to be affixed thereto, pursuant to the authority given by the Managing Member of said company as its free and voluntary act, and as the free and voluntary act of said Company.

Given under my hand and official seal, this 18th day of July, 2022.

OFFICIAL SEAL
PEGGY A WHITE
ARY PUBLIC - STATE OF ILLINOIS

\(\frac{1}{4} \)

Prepared By:

Joseph R. Barbaro Attorney at Law 9760 South Roberts Road Palos Hills, Illinois 60465

After Recording Mail To:

Mitch Mancione Chicagoland Property Law, LLC 5521 N. Cumberland Ave., Ste. 1120 Chicago, Illinois 60656 Name and Address of Taxpayer:
Aaron G. Wirtz & Jillian M. Wirtz Trust
3938 N. Bell Avenue
Chicago, Illinois 60618

(Notary Public)

2220239095 Page: 3 of 3

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LEGAL DESCRIPTION

Order No.: 22GSA551327HH

For APN/Parcel ID(s): 14-19-102-023-0000

THE NORTH 10 FEET OF LOT 47 AND LOT 48 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK & IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THRO PRINCIPAL MERIDIAN, EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF TON OK COUNTY CO SAID SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL

MERIDIAN, IN COOK COUNTY, ILLINOIS.