

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2225228002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/09/2022 09:12 AM Pg: 1 of 3

MAIL TO:

Scott W Coleman
154 E Elm St
Nya MN 55368

Dec ID 20220801627675
ST/CO Stamp 0-896-776-784 ST Tax \$495.00 CO Tax \$247.50
City Stamp 2-044-148-304 City Tax: \$5,197.50

TAX BILL TO:

Scott W Coleman
154 E Elm St
Nya MN 55368

THE GRANTOR: **Franek, LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and WARRANT to THE GRANTEE **Scott W. Coleman, a single man**, of 154 E. Elm St, Nya, MN 55368, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

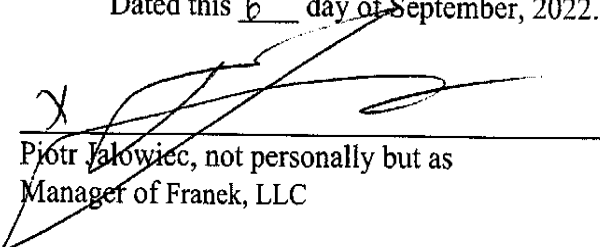
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for the 2nd installment of 2021 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 16-23-225-036-0000

PROPERTY ADDRESS: 1540 S. HOMAN AVE, CHICAGO, IL 60623

Dated this 6 day of September, 2022.


Piotr Jalowiec, not personally but as
Manager of Franek, LLC

File nr: AT220823
After recording mail to
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

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2

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

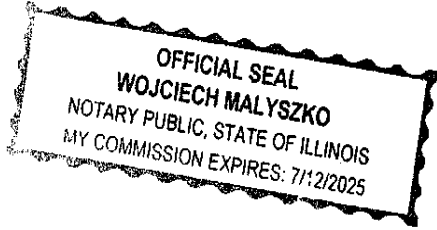
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Piotr Jalowiec** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 6 day of September, 2022.

Commission expires 7/12/2025



NOTARY PUBLIC



PREPARED BY:
Alicja M. Sroka & Associates, P.C
Attorney at Law
7742 W Higgins Rd. Unit C102
Chicago, Illinois 60631

Property of Cook County Clerk's Office

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File No: AT220823

EXHIBIT "A"

THE NORTH HALF OF LOT 9 IN BLOCK 8 IN GRANT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1540 S HOMAN AVE CHICAGO, IL 60623
Parcel ID Number: 16-23-225-036-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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AMERICAN
LAND TITLE
ASSOCIATION



Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part II