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226JA 259128 LP
WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY
TO INDIVIDUAL)

Doc#: 2227645097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2022 11:24 AM Pg: 1 of 3

Dec ID 20220901648140
ST/CO Stamp 1-325-403-728 ST Tax \$160.00 CO Tax \$80.00
City Stamp 1-060-441-680 City Tax: \$1,680.00

THE GRANTOR, 2123-27 BELLE
PLAINE, LLC, an Illinois Limited
Liability Company, created and
existing under and by virtue of the
laws of the State of Illinois and duly
authorized to conduct business in the
State of Illinois, for and in consideration
of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid
and pursuant to the authority of the Managing Member of said Limited Liability Company, CONVEYS AND
WARRANTS TO:

(above space for recorder only)

John
✓
Christopher Martin
OF CHICAGO ILLINOIS

~~Not as tenants in common but as joint tenants with rights of survivorship~~ the following described Real Estate
situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
HERE TO AND MADE A PART HEREOF AS EXHIBIT A.

PIN: 13-14-401-043-1012

Common Address: 4323 N. Drake Avenue, Unit 4E, Chicago, Illinois 60618

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning and building laws or
ordinances which are not violated by the improvements; (3) utility easements, covenants, conditions,
restrictions, easements, and agreements of record which do not affect habitability; (4) the Condominium
Declaration; and (5) Illinois Condominium Act.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its
Managing Member this 28 day of September, 2022.

2123-27 Belle Plaine, LLC, an Illinois
Limited Liability Company,
BY: JMM Developments, LLC, an Illinois
Limited Liability Company, its Managing Member
BY: M&M Property Investments, LLC, an Illinois
Limited Liability Company, its Managing Member

BY: 
Marla Mason, Manager

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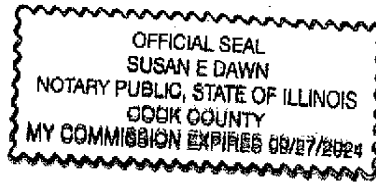
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marla Mason, Manager of M&M Property Investments, LLC, Manager of JMM Developments, LLC, the Managing Member of 2123-27 Belle Plaine, LLC 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 as Managing Member that they signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as their free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 28th day of September, 2022.

My commission expires:

Susan Dawn
Notary Public



This Instrument was prepared by Panter, Dawn & Associates, 180 N. LaSalle, Suite 2700, Chicago, IL 60601.

After recording
Mail to:

Christopher Martin
4323 N. Drake Avenue #4E
Chicago, IL 60618

Send subsequent tax bills to:

Christopher Martin
4323 N. Drake Avenue, #4E
Chicago, IL 60618

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The Land is described as follows:

UNIT 4323-4E IN THE DARKE POINTE CONDOMINIUM, A DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0430327148 AS AMENDED FROM TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SECTION 14 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

Property of Cook County Clerk's Office