

UNOFFICIAL COPY

Doc#: 2230542367 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2022 02:04 PM Pg: 1 of 2

Dec ID 20221001674328
ST/CO Stamp 1-929-163-088 ST Tax \$195.00 CO Tax \$97.50

WARRANTY DEED

THE GRANTOR, **FESTIVAL PROPERTIES 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, CONVEYS AND WARRANTS to **MARZENA JUSTANOWSKI**, a SINGLE WOMAN person, of City of Chicago Ridge, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

THE EAST 21.00 FEET OF THE WEST 105.34 FEET OF AREA NUMBER 1 IN LOT 14 OF PALOS RIVIERA UNIT NUMBER 5, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE PLAT OF PALOS RIVIERA UNIT NUMBER 5, RECORDED MARCH 6, 1973 AS DOCUMENT 22240901, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 5 COUR MASSON PALOS HILLS, IL 60465
Parcel ID Number: 23-23-112-034-0000

SUBJECT TO: Covenants, conditions, restrictions of record, rights of way, easements, other encumbrances of record, and General real estate taxes for the years "2022" and subsequent tax years.

THIS IS NOT A HOMESTEAD PROPERTY.

Dated this October 14, 2022.



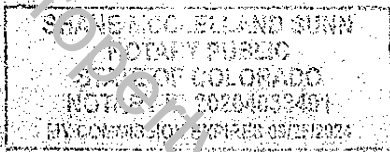
FESTIVAL PROPERTIES LLC
Through Member
MARK TED SKOWRON

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STATE OF CO)
)
COUNTY OF DENVER) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MARK TED SKOWRON**, personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this October 14, 2022.



[Signature]
(Notary Public)

Prepared by
Raj P Sanghvi
Sanghvi Law Group
29 E Madison St, Ste 1201
Chicago IL 60602

Mail To:
Margaret Las
14516 John Humphrey Dr
Orland Park IL 60462

Name and Address of Taxpayer:
Marzena Tustanowski
5 Court Masson
Palos Hills IL 60465

AT 220965M 2 of 2
MD
recording mail to:
Titima Title, LLC.
111 N. Milwaukee Ave.
Chicago, IL 60631
ph. 312-631-6070

PROPERTY of Cook County Clerk's Office