

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2234133009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2022 09:07 AM Pg: 1 of 3

Dec ID 20221101600738
ST/CO Stamp 1-106-924-880 ST Tax \$680.00 CO Tax \$340.00

MAIL TO:

Ivan Dimov and Ivelina Dimova
1607 S. Ridge Dr.
Arlington Heights IL 60005

NAME AND ADDRESS OF TAXPAYER:
IVAN DIMOV AND IVELINA DIMOVA
1607 S. Ridge Dr.
Arlington Heights, IL 60005

RECORDER'S STAMP

THE GRANTOR, 2730 N. 73RD AVE., LLC, A LIMITED LIABILITY COMPANY created and existing under and by virtue of the Laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to IVAN DIMOV AND IVELINA DIMOVA, 1607 S. Ridge Dr. Arlington Heights, IL 60005, not in Tenancy in Common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

** HUSBAND and wife*

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 12-25-405-027-0000
Property Address: 2730 N. 73rd Avenue, Elmwood Park, IL 60707

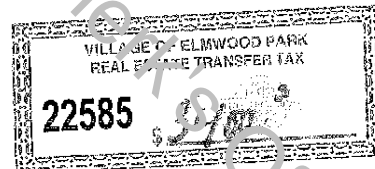
In Witness Whereof, said Grantor has caused its name to be signed to this deed by its duly authorized members and agents.

DATED: November 17, 2022

Sunrise Property Holdings, LLC

By: *Glenn Schmoll*

GLENN SCHMOLL, Manager
Being the Sole Member of 2730 N. 73RD AVE., LLC




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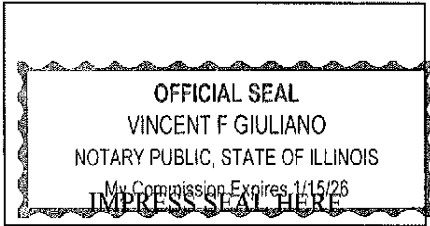
STATE OF ILLINOIS)
County of COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT GLENN SCHMOLL, personally known to me to be the Authorized Agent, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Authorized Agent, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 17th day of November 2022.



Notary Public



NAME AND ADDRESS OF PREPARER:
VINCENT F. GIULIANO
ATTORNEY AT LAW
7222 W. CERMAK ROAD, SUITE 300
NORTH RIVERSIDE, IL 60546

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LEGAL DESCRIPTION

LOTS 9 AND 10 IN BLOCK 5 IN SCHUMACHER & GAAEDINGER'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE, (EXCEPT 2 ACRES DESCRIBED AS COMMENCING AT THE NORTH EAST CORNER OF SAID SOUTH EAST HALF IN SECTION 25; THENCE WEST 20 RODS; THENCE SOUTH 16 RODS; THENCE EAST 20 RODS; THENCE EAST 16 RODS TO BEGINNING) IN COOK COUNTY, ILLINOIS.

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