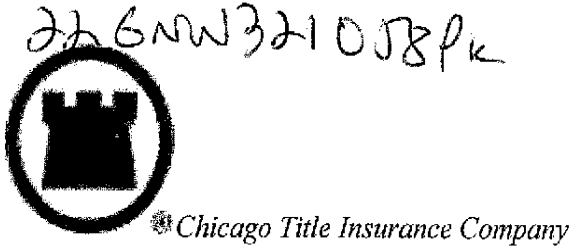


UNOFFICIAL COPY



Doc#: 2234816015 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2022 11:12 AM Pg: 1 of 4

Dec ID 20221101696861
ST/CO Stamp 0-445-125-968 ST Tax \$750.00 CO Tax \$375.00
City Stamp 1-719-264-592 City Tax: \$7,875.00

Warranty DEED
ILLINOIS STATUTORY

5/1/3

THE GRANTORS, Gregory Handzel and Marzena Handzel Restatement of Trust, dated November 17, 2010 of 1113 Fairway Lane, Northbrook, IL 60062, County of Cook, State of Illinois, and Magholu Inc., an Illinois Corporation, of 1590 Wilkening Road, Schaumburg, Illinois 60173, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to AD Brothers, LLC, an Illinois Limited Liability Company, of Chicago, the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

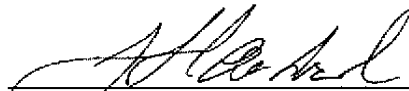
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

²⁰²²
SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements and roads and highways;; General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

Permanent Real Estate Index Number(s): 13-07-117-001-0000 and 13-07-117-002-0000 and 13-07-117-003-0000 and 13-07-117-004-0000.

Address of Real Estate: 5361 N. Harlem Avenue, Chicago, Illinois 60656

Dated this 21st day of November, 2022.

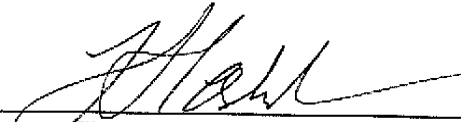


Gregory Handzel, also know as Grzegorz Handzel, as Trustee of
The Gregory Handzel and Marzena Handzel Restatement of Trust
Dated November 17, 2010




Marzena Handzel, as Trustee of
The Gregory Handzel and Marzena Handzel Restatement of Trust
Dated November 17, 2010

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Grzegorz Handzel, as President of Magbolu, Inc.

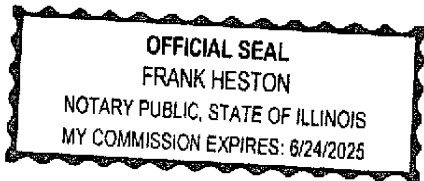


Marzena Handzel, as Secretary of Magbolu, Inc.

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Gregory Handzel, also known as Grzegorz Handzel, and Marzena Handzel, as Trustees of the Gregory Handzel and Marzena Handzel Restatement of Trust, dated November 17, 2010**, personally known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, appeared before me, Jessica M. Wojtowicz, this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of November, 2022





(Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Grzegorz Handzel, as President, and Marzena Handzel, as Secretary of Magbolu, Inc.**, personally known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, appeared before me, Jessica M. Wojtowicz, this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of November, 2022





(Notary Public)

Prepared By:
Jessica M. Wojtowicz, P.C.
1580 N. Northwest Highway, Suite 120
Park Ridge, 60068

UNOFFICIAL COPY

Mail To:

Richard Kim

Law Offices of C.K.H & Associates

8930 Waukegan Rd., Ste 210

Morton Grove, IL 60053

Name and Address of Taxpayer:

AD Brothers, LLC

5361 N. Harlem Ave.

Chicago, IL 60656

Property of Cook County Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

EXHIBIT A

Order No: 22GNW321058PK

For APN/Parcel ID(s): 13-07-117-001-0000, 13-07-117-002-0000, 13-07-117-003-0000,
13-07-117-004-0000, , and

PARCEL 1:

LOTS 25, 26, AND 27 IN BLOCK 12 IN OTTO REUTER'S NORWOOD PARK ADDITION IN THE WEST 1/2 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 28 (EXCEPT THAT PART TAKEN BY THE STATE OF ILLINOIS IN CASE NO. 99L50424 DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER THEREOF; THENCE ALONG AS ASSUMED BEARING OF NORTH 89 DEGREES 03 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 28 A DISTANCE OF 3.048 METERS (10.00 FEET); THENCE SOUTH 44 DEGREES 38 MINUTES 50 SECONDS WEST A DISTANCE OF 4.354 METERS (14.29 FEET) TO A POINT ON THE WEST LINE OF SAID LOT 28 A DISTANCE OF 3.048 METERS (10 FEET) TO THE POINT OF BEGINNING) IN BLOCK 12 IN OTTO REUTER'S NORWOOD PARK ADDITION IN THE WEST 1/2 SECTION 7, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(PINS 13-07-117-001-0000; 13-07-117-002-0000; 13-07-117-003-0000; 13-07-117-004-0000)