

UNOFFICIAL COPY

Doc#: 2301033299 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2023 01:40 PM Pg: 1 of 2

After Recording Mail to:
Joel Hymen (773) 578-
1141 McHenry Rd, Ste 125
Buffalo Grove IL 60089

Dec ID 20221201623925
ST/CO Stamp 0-907-445-072 ST Tax \$147.50 CO Tax \$73.75
City Stamp 1-444-315-984 City Tax: \$1,548.75

FIDELITY NATIONAL TITLE

WARRANTY DEED

THE GRANTOR JDS ASSET SERVICES, LLC, a limited liability company organized under the laws of the State of Illinois, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Sole Member of said limited liability company, does hereby WARRANT and CONVEY to GABRIELA PETKOVA, a single woman, of 677 S River Rd Unit 3F, Des Plaines IL 60016, the following described real estate situated in the County of Cook and State of Illinois, to wit:

UNIT 2S IN 8642 WEST BERWYN AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 37 IN LARRY J. PONTARELLI SONS INC SUBDIVISION, BEING A SUB IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 19, 1967 AS DOCUMENT NUMBER 20142824, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 2004 AS DOCUMENT 0419419005, AS AMENDED FROM TIME TO TIME THEREAFTER, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Commonly known as 8642 W BERWYN AVE #2S, CHICAGO IL 60656
PIN 12-11-118-047-1004**


Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

UNOFFICIAL COPY

In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 15 day of December 2022.

JDS ASSET SERVICES, LLC

by [Signature]
JAMES SPYROPOULOS, its Manager

| REAL ESTATE TRANSFER TAX | | 30-Dec-2022 |
|---|---------------|-------------------|
|  | CHICAGO: | 1,106.25 |
| | CTA: | 442.50 |
| | TOTAL: | 1,548.75 * |
| 12-11-118-047-1004 20221201623925 1-444-315-984 | | |
| * Total does not include any applicable penalty or interest due. | | |

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that JAMES SPYROPOULOS, personally known to me to be the Manager of JDS ASSET SERVICES, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager he signed and delivered the said instrument and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the Sole Member of said limited liability company, 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 official seal, this 15 day of December, 2022.

Commission expires _____

OFFICIAL SEAL
 MARY MURRAY-LACKINGER
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES 06/04/23
 Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, Illinois 60646.

Mail tax bill to: Gabriela Petkova
8642 W. Berwyn Ave #25
Chicago IL 60656

| REAL ESTATE TRANSFER TAX | | 30-Dec-2022 |
|---|---------------|---------------|
|  | COUNTY: | 73.75 |
|  | ILLINOIS: | 147.50 |
| | TOTAL: | 221.25 |
| 12-11-118-047-1004 20221201623925 0-907-445-072 | | |