

# UNOFFICIAL COPY

Doc# 2302746190 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2023 03:23 PM Pg: 1 of 3

Dec ID 20221201624297  
ST/CO Stamp 1-774-154-576 ST Tax \$235.00 CO Tax \$117.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

John McGowan  
10716 S. Lavergne Ave  
Oak Lawn, IL 60453

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
T0009026 1/1

(The Above Space for Recorder's Use Only)

THE GRANTOR John McGowan, an unmarried man, of Villa Park, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Marsa Holdings LLC- AK Series, an Illinois Limited Liability Series Company, a Corporation licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-16-417--045-0000

Property Address: 10716 S. Lavergne Ave, Oak Lawn, IL 60453

NOT A HOMESTEAD PROPERTY

**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.

Dated this 23 day of February, 2022.

  
John McGowan

Village of	Real Estate Transfer Tax	Village of	Real Estate Transfer Tax
Oak Lawn	\$500 06135	Oak Lawn	\$50 07036
Oak Lawn	\$500 06134	Oak Lawn	\$25 05670
Oak Lawn	\$100 04189		

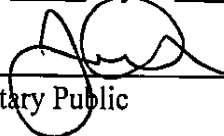
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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John McGowan personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 28<sup>th</sup> day of Dec, 2022.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Eileen Pearse  
Ciesla & Pearse, PC  
1755 S. Naperville Rd., Suite 100  
Wheaton, IL 60189

MAIL TO:

David Maloney  
1880 . Winchester Rd.  
205  
Libertyville, IL 60048

SEND SUBSEQUENT TAX BILLS TO:

Marsa Holdings LLC- AK Series, an Illinois  
Limited Liability Series Company  
~~10716 S. Lavergne Av.~~ 501 Peterson Rd , Unit 5  
Oak Lawn, IL 60453 Libertyville, IL 60048



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## LEGAL DESCRIPTION

LOT 45 IN BLOCK 1 IN OAKSIDE, A SUBDIVISION OF PART OF LOTS 7 AND 10 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WORTH TOWNSHIP, ACCORDING TO THE PLAT RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MAY 28, 1958, AS DOCUMENT 172203474, IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
10716 Lavergne Ave  
Oak Lawn, IL 60453

PIN#: 24-16-417-045-0000

REAL ESTATE TRANSFER TAX		12-Jan-2023	
		COUNTY:	117.50
		ILLINOIS:	235.00
		TOTAL:	352.50
24-16-417-045-0000	[20221201624297]	[172203474]	[154-576]