

UNOFFICIAL COPY

Doc#: 2303441148 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2023 12:34 PM Pg: 1 of 2

Dec ID 20221101698957
ST/CO Stamp 1-678-710-608 ST Tax \$3,174.00 CO Tax \$1,587.00
City Stamp 0-957-290-320 City Tax: \$33,327.00

(Reserved for Recorders Use Only)

CT

2d GNW 213372 8/2
WARRANTY DEED

1/3

MAIL RECORDED DEED TO:

Michael Lacy

93 N. York Road

Hinsdale, IL 60521

MAIL TAX BILL TO:

3960 Irving Park, Inc

3960 Irving Park Road

Chicago, IL 60618

GRANTOR, 3960 Irving Corp, an Illinois 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 the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, CONVEY and WARRANT to 3960 Irving Park Real Estate, Inc. created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of Chicago, Illinois, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

LOTS 13, 14 AND 15 IN BLOCK 2 IN EDWARDS AND DANNA'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-14-326-020, 021, 022-0100
Address of Real Estate: 3960 W. Irving Park Rd., Chicago, IL 60618

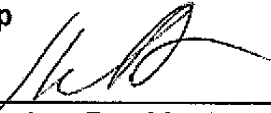
SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President.

Dated: 1/11, 2023.

3960 Irving Corp



By: Roger M. Keaton, President

STATE OF Florida)
COUNTY OF LEE) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Roger M. Keaton, President of 3960 Irving Corp**, personally known to me to be the President of the company, and 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 severally acknowledged that as such President, he/she/they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of January, 2023.

Commission expires 12/09/2023

Cecilia Alvarado Vargas
Notary Public

PREPARED BY:
Gryll Law
6703 N. Cicero Ave.
Lincolnwood, IL 60712

