

UNOFFICIAL COPY

Doc#: 2304549044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2023 03:07 PM Pg: 1 of 2

23155648 1/2

WARRANTY DEED

MAIL TO:

LAURA FLORCZAK AND
JAVIER VALLE URDANETA
5127 NORTH MERRIMAC AVENUE
CHICAGO, ILLINOIS 60630

Dec ID 20230201644552
ST/CO Stamp 1-628-936-016 ST Tax \$400.00 CO Tax \$200.00
City Stamp 0-759-846-736 City Tax: \$4,200.00

NAME & ADDRESS OF TAXPAYER:

LAURA FLORCZAK AND
JAVIER VALLE URDANETA
5127 NORTH MERRIMAC AVENUE
CHICAGO, ILLINOIS 60630

THE INDENTURE, made this 26th day of January, 2023 between DMD INVESTMENT GROUP, LLC, a limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, as Grantor of the first part, and Grantee(s), LAURA FLORCZAK AND JAVIER VALLE URDANETA, a WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY whose address is: 77 BURGESS DRIVE, GLENDALE HEIGHTS, IL 60139

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Member Managers of said limited liability Company, by these presents does GRANT, SELL, CONVEY and WARRANTS unto Grantee, and to his heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and State of ILLINOIS known and described as follows, to wit:

LOT 62 IN ERICKSON'S WEST CARMEN AVENUE SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-08-309-034-0000
Property Address: 5127 NORTH MERRIMAC AVENUE, CHICAGO, ILLINOIS 60630

Together with all and singular the hereditaments and appurtenances thereunto belonging there or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.



TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantees, forever, subject to those matters listed on Exhibit A attached hereto. And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited.


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to the presents by its Manager, this 26th day of January 2023.

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Exhibit A

(1) General Real estate taxes for the year 2022 and subsequent years; (2) Building, building line and use or occupancy restrictions, conditions and covenants of record; (3) Zoning laws and Ordinances; (4) Easements for public utilities; (5) Covenants, conditions and restrictions of record, public and utility easements and roads and highways

REAL ESTATE TRANSFER TAX		UD-FED-2023
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00
13-08-309-034-0000 20230201644552 1-628-936-016		

REAL ESTATE TRANSFER TAX		UD-FED-2023
	CITY OF CHICAGO:	3,000.00
	C.T.A.:	1,200.00
	TOTAL:	4,200.00 *
13-08-309-034-0000 20230201644552 0-759-846-736		
* Total does not include any applicable penalty or interest due.		

Property of Cook County Clerk's Office

Old Republic National Title Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

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