

# UNOFFICIAL COPY

## WARRANTY DEED

**6032 NORTH DRAKE, LLC D/B/A P PARK PROPERTIES, LLC**, an Illinois Limited Liability Company, as **Grantor**, and **KO-COUNCIL, LLC**, an Illinois Limited Liability Company, as **Grantee**; in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and acknowledged, the Grantor, hereby grants, sells and conveys to the Grantee all of the Rights Title and Interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 2305506091 Fee: \$98.00  
 Karen A. Yarbrough  
 Cook County Clerk  
 Date: 02/24/2023 01:29 PM Pg: 1 of 1

Dec ID 20230201656797  
 ST/CO Stamp 1-570-725-712 ST Tax \$400.00 CO Tax \$200.00  
 City Stamp 0-700-637-008 City Tax: \$4,200.00

THE NORTH 13 FEET OF LOT 17 AND ALL OF LOT 16 IN BLOCK 4 IN OLIVER SALINGER & COMPANY FOURTH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER IN SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-02-204-041-0000  
 COMMONLY KNOWN AS: 6210 N. ST. LOUIS AVE, CHICAGO, ILLINOIS 60659

subject only to general real estate taxes not due and payable at the time of closing, restrictions of record and any other liens or restrictions created by Grantees.

Dated this 17<sup>th</sup> day of February 2023

REAL ESTATE TRANSFER TAX		23-Feb-2023
CHICAGO:		3,000.00
CTA:		1,200.00
<b>TOTAL:</b>		<b>4,200.00</b>

13-02-204-041-0000 | 20230201656797 | 0-700-637-008  
 \* Total does not include any applicable penalty or interest due.

6032 North Drake, LLC d/b/a P Park Properties, LLC

REAL ESTATE TRANSFER TAX		23-Feb-2023
COUNTY:		200.00
ILLINOIS:		400.00
<b>TOTAL:</b>		<b>600.00</b>

13-02-204-041-0000 | 20230201656797 | 1-570-725-712

YOSEF MEYSTEL, ITS MANAGER

I the undersigned Notary Public in and for said County in the State of Illinois, do hereby certify that **YOSEF MEYSTEL** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as a 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 17<sup>th</sup> day of February 2023.

Notary Public

ADRIANA ALVAREZ  
 Official Seal  
 Notary Public - State of Illinois  
 My Commission Expires May 5, 2025

This instrument was prepared by Frederick S. Frankel 4655 Chase, Lincolnwood, Illinois 60712

Mail to: Eli Morgenstern  
 8424 Skokie Blvd., Suite 200  
 Skokie, IL 60077

Mail Tax Bills to: Ko-Council, LLC  
 7400 Skokie Blvd.  
 Skokie, IL 60077

Freedom Title Corporation  
 2000 W ATT Center Dr., Ste C205  
 Hoffman Estates, IL 60192