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WARRANTY DEED

Doc#: 2307433201 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2023 01:20 PM Pg: 1 of 2

Dec ID 20230301665163
ST/CO Stamp 0-299-933-904 ST Tax \$470.00 CO Tax \$235.00
City Stamp 1-858-904-272 City Tax: \$4,935.00

THE GRANTOR, **5481 N. Milwaukee LLC, an Illinois Limited Liability Company** of 104 Forest Avenue, Willow Springs, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to **Darmar Holding Group LLC, an Illinois limited liability company**, of 5481 North Milwaukee Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions restrictions of record; 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.

THIS IS NOT HOMESTEAD PROPERTY

Address of Real Estate: 5481 North Milwaukee Avenue, Chicago, Illinois, 60630

Permanent Real Estate Index Number: 13-08-205-017-0000

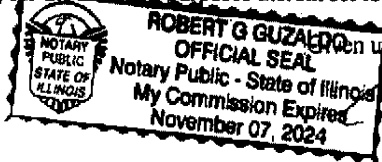
DATED: this 3rd day of March, 2023.

Mary T. Campbell
MARY T. CAMPBELL, as manager

David E. Campbell
DAVID E. CAMPBELL, as manager

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **5481 N. Mary T. Campbell and David E. Campbell**, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



Given under my hand and official seal, this 3rd day of March, 2023.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:
Martin Kaczor
KS Law Group, LLC
7153 West Belmont Avenue
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:
Darmar Holding Group LLC
5481 North Milwaukee Avenue
Chicago, Illinois 60630

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LEGAL DESCRIPTION

LOT 138 (EXCEPT THE SOUTHWESTERLY 21 FEET THEREOF) IN WILLIAM ZELOSKY'S "CATALPA PARK", BEING A SUBDIVISION OF THAT PART OF THE NORTH 660.0 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office