

# UNOFFICIAL COPY

Doc#: 2307433360 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2023 02:54 PM Pg: 1 of 3

Dec ID 20230301671303  
ST/CO Stamp 1-393-758-416 ST Tax \$555.00 CO Tax \$277.50  
City Stamp 1-939-378-384 City Tax: \$5,827.50

## WARRANTY DEED

THE GRANTOR, **FESTIVAL PROPERTIES LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to SPRINGFIELD 101, LLC an Illinois Limited Liability Company of Chicago, County of COOK, State of IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT B IN 3631 PINE GROVE CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH HALF OF LOT 11 IN BLOCK 7 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, A SUBDIVISION BY ELISHA E. HUNDLEY OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED MAY 19, 1978 AS DOCUMENT 24456393, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: 3631 N PINE GROVE AVE UNIT B CHICAGO, IL 60613  
Parcel ID Number: 14-21-110-021-1002

SUBJECT TO: Covenants, conditions, restrictions of record, rights of way, easements, other encumbrances of record, and General real estate taxes for the years "2023" and subsequent tax years.

**THIS IS NOT A HOMESTEAD PROPERTY.**

Dated this February 8<sup>th</sup>, 2023.

Mark Ted Skowron  
**FESTIVAL PROPERTIES LLC**  
Through Member  
**MARK TED SKOWRON**

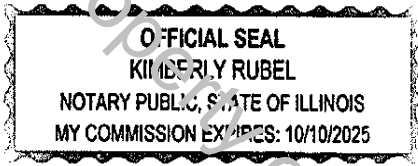
File nr: AT230017  
**After recording mail to:**  
**Altima Title, LLC.**  
**6444 N. Milwaukee Ave.**  
**Chicago, IL 60631**  
**Ph. 312-651-6070**

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STATE OF Illinois )  
 )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MARK TED SKOWRON**, 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this February 8<sup>th</sup>, 2023.



Kimberly Rubel  
(Notary Public)

**Prepared by:**  
Raj P. Sanghvi  
Sanghvi Law Group  
29 E Madison St, Ste 1201  
Chicago, IL 60602

**Mail To:**

P. Jerome Jakubco P.C.  
2224 W. Irving Park Rd.  
Chicago IL 60618

**Name and Address of Taxpayer:**

Springfield 101, LLC  
1030 N. State St. #28A  
Chicago IL 60610

Property of Cook County Clerk's Office

File No: AT230017

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## EXHIBIT "A"

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*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00*

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