

UNOFFICIAL COPY

PREPARED BY:
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ZINKE LAW FIRM
P.O. Box 88300
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Doc#: 2307633300 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 01:07 PM Pg: 1 of 3

MAIL TAX BILL TO:
Kevin Korniejczuk
3550 N. Lake Shore Drive #1225
Chicago, IL 60657

Dec ID 20230301670596
ST/CO Stamp 2-072-727-760 ST Tax \$145.00 CO Tax \$72.50
City Stamp 1-593-282-768 City Tax: \$1,522.50

MAIL RECORDED DEED TO:
Kevin Korniejczuk
3550 N. Lake Shore Drive #1225
Chicago, IL 60657

(The Above Space for Recorder's Use Only)

WARRANTY DEED - LIMITED LIABILITY COMPANY - TO - INDIVIDUAL (Illinois)

* Collection Matters AKA

THE GRANTOR COLLECTION MATTERS, LLC, an Illinois Limited Liability 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to KEVIN KORNIJCZUK, a single man, of 1225 W Grand Avenue, Apt. 3f, Chicago, IL 60642, individually, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

See attached Exhibit A - Legal Description

-Common Address: 3550 N. Lake Shore Drive, Unit #1225, Chicago, IL 60657
-Property Index No. (PIN): 14-21-111-007-1303

Subject, however, to the general taxes for the year of 2022 (2nd Installment) & 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations. THIS IS NOT HOMESTEAD PROPERTY.

Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 9th day of March, 2023.

Grantor, COLLECTION MATTERS, LLC:

By Robert B. Levin
Robert B. Levin, Its Authorized Member or Manager

STATE OF AZ)
COUNTY Pima) SS

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert B. Levin, personally known to me to be the sole Member/Manager of Collection Matters, LLC, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9 day of March, 2023.
My commission expires: 06/23/26

Jennifer Middleton
Notary Public



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 14-Mar-2023



COUNTY:	72.50
ILLINOIS:	145.00
TOTAL:	217.50

14-21-11-007-1303 | 20230301670596 | 2-072-727-760

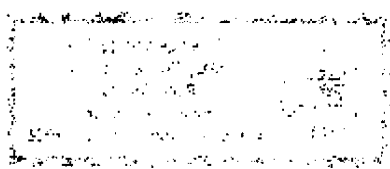
REAL ESTATE TRANSFER TAX 14-Mar-2023



CHICAGO:	1,087.50
CTA:	435.00
TOTAL:	1,522.50 *

14-21-111-007-1303 | 20230301670596 | 1-593-282-768

* Total does not include any applicable penalty or interest due.



ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A **UNOFFICIAL COPY**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit Number 1225 in 3550 Lake Shore Drive Condominium, as delineated on survey of Lot 1 in Block 1 in Balrd and Warner's Subdivision of Block 12 of Hurdley's Subdivision of Lots 3 to 21, inclusive, and Lots 33 to 37, inclusive, in Pine Grove, a Subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, together with vacated alley in said Block and the tract of land lying Easterly of and adjoining said Block 12 and Westerly of the Westerly line of North Shore Drive (excepting Street previously dedicated), in Cook County, Illinois (hereinafter referred to as 'Parcel'), which survey is attached as Exhibit 'A' to the Declaration of Condominium made by the American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated February 11, 1974 and known as Trust Number 32679, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 24132761, together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Property of Cook County Clerk's Office