

A23-1017-40

UNOFFICIAL COPY

Doc#: 2308133188 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/22/2023 11:19 AM Pg: 1 of 2

WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 950
Chicago, IL 60602

Dec ID 20230301677836
ST/CO Stamp 1-627-441-360 ST Tax \$385.00 CO Tax \$192.50
City Stamp 0-021-416-144 City Tax: \$4,042.50

THE GRANTOR, **NOWAK HOLDS III LLC**, a 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Manager pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **830 N. CALIFORNIA, LLC**, the Arizona limited liability company, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 42 IN OSGOOD AND MUIRS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-01-326-043-0000

Address of Real Estate: 830 N. California Ave., Chicago, IL 60622

SUBJECT TO: covenants, conditions and restrictions of record and 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; TO HAVE AND TO HOLD said premises forever.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

Christina Perez, DKRID
11 S. Dunton Ave.
ARI HTS., IL 60005

SEND SUBSEQUENT TAX BILLS TO:

830 N. California, LLC
1720 Garfield Ave
Aurora, IL 60506

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Dated this 20 day of March, 2023.

NOWAK HOLDS III LLC

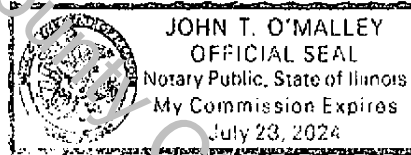
By: *Pawel Nowak*
Its Manager


STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pawel Nowak, being the Manager of Nowak Holds III LLC, an Illinois limited liability company ("Company"), and 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 as such Manager, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.



Given under my hand and seal, this 20th day of March, 2023.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		22-Mar-2023
	CHICAGO:	2,887.50
	CTA:	1,155.00
	TOTAL:	4,042.50 *

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

REAL ESTATE TRANSFER TAX		22-Mar-2023
	COUNTY:	192.50
	ILLINOIS:	365.00
	TOTAL:	557.50

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