

# UNOFFICIAL COPY

Doc#: 2309325107 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/03/2023 01:38 PM Pg: 1 of 3

## Warranty Deed

Dec ID 20230301683742  
ST/CO Stamp 0-092-268-752  
City Stamp 0-736-893-136

Old Republic National Title  
9301 Southwest Highway  
Columbia, MO 65203

#23196716 1/4

WITNESSETH that the GRANTOR(S), **5828 N Lincoln LLC** a Illinois limited liability company and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby GRANT, Bargain, Sell, CONVEY REMISE RELEASE and WARRANT unto **5824 N Lincoln LLC** an Illinois limited liability company as GRANTEE(S), all right, title and interest in the following described real estate, being situated in Will county Illinois, and legally described as follows, to-wit:

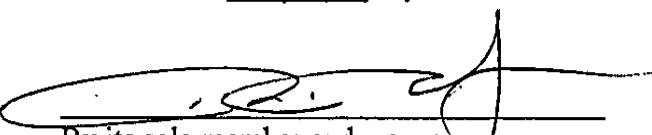
LOT 3 (EXCEPT THE NORTHWESTERLY 19 FEET THEREOF) AND ALL OF LOTS 4 AND 5 (EXCEPT THAT PART TAKEN FOR WIDENING OF LINCOLN AVENUE) IN BLOCK 44 IN KAISER AND COMPANY'S PETERSON WOODS ADDITION TO ARCADIA TERRACE, IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1915 AS DOCUMENT 5557707 IN COOK COUNTY, ILLINOIS.

PIN: 13-01-319-003 and 004 and 005

Common Address: 5824 N Lincoln Ave, Chicago, IL

In witness whereof, the Grantor has caused its corporate seal to be hereto affixed, and caused its name to be signed to these presents by its sole member and Manager

DATED this 15 day of March, 2023

  
By its sole member and manager

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State of IL )  
County of Cook ) ss.

I the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Roman Popovych, personally known to me to be the same person whose name subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that he signed, sealed and delivered the instrument in his respective position of sole member and manager 5828 N Lincoln LLC an Illinois Limited Liability Company, pursuant to authority given by the Operating Agreement of said Limited Liability Company as its free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3/15 day of March, 2023.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 6/7/25

This instrument prepared by


Roman Popovych  
2608 W. Huron St  
Chicago, IL 60612



Send Subsequent Tax Bills to:

5828 N. Lincoln LLC  
2608 W. Huron St  
Chicago, IL 60612

After recording return to:

5828 N. Lincoln LLC  
2608 W. Huron St  
Chicago, IL 60612

REAL ESTATE TRANSFER TAX		29-MAR-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-01-319-003-0000   20230301683742   0-736-893-136		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-MAR-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-01-319-003-0000   20230301683742   0-092-268-752		

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## STATEMENT BY GRANTOR AND GRANTEE

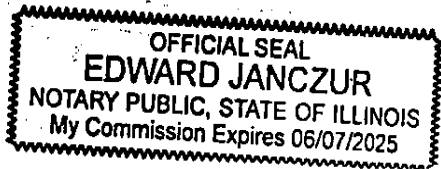
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 03/10/2023

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me on 3/10/23

Notary Public [Handwritten Signature]



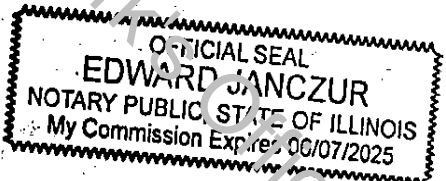
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 03/10/2023

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me on 3/10/23

Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in \_\_\_\_\_, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)