

# UNOFFICIAL COPY

## WARRANTY DEED

### MAIL RECORDED DEED TO:

Chicago Title

236ND 14307AMP  
KH 10K1

### MAIL TAX BILL TO:

Carlos Mendoza and Maribel Mendoza  
11839 S. Harding Ave.  
Alsip, IL 60803

Doc#: 2309519061 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/05/2023 12:27 PM Pg: 1 of 3

Dec ID 20230301675295  
ST/CO Stamp 1-107-669-200 ST Tax \$42.00 CO Tax \$21.00

(Reserved for Recorders Use Only)

GRANTOR, **Forest Avenue Properties, 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 the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members/Managers of said company, CONVEY and WARRANT to **Carlos Mendoza and Maribel Mendoza**, husband and wife, of 2032 York, Blue Island, IL 60406, to have and to hold, as Tenants by the Entirety, the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: **24-23-325-011-0000**  
Address of Real Estate: **11839 S. Harding Ave., IL 60803**

**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

GARDEN HOMES

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Members/Managers, this 7<sup>th</sup> day of March, 2023.

*Mark Marschitz*

**Mark Marschitz, President of Forest Avenue Properties, LLC**

*Cynthia Marschitz*

**Cynthia Marschitz, Secretary of Forest Avenue Properties, LLC**

STATE OF IL  
COUNTY OF DuPage SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Mark Marschitz, President of Forest Avenue Properties, LLC and Cynthia Marschitz, Secretary of Forest Avenue Properties, LLC**, personally known to me to be a Member/Manager of the company, and 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 severally acknowledged that as such officer(s), he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

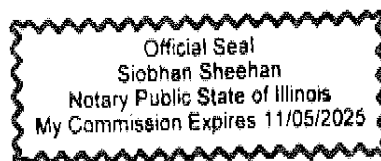
Given under my hand and official seal, this 7<sup>th</sup> day of March, 2023.

Commission expires 11/05/25

*Siobhan Sheehan*  
Notary Public

**PREPARED BY:**

Siobhan Sheehan  
Attorney at Law  
55 S Main St. Ste. 250  
Naperville, IL 60540



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## LEGAL DESCRIPTION

Order No.: 23GND143079NP

For APN/Parcel ID(s): 24-23-325-011-0000

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LOT 8 IN BLOCK 10 IN ARTHUR T. MCINTOSH AND COMPANY'S GARDEN HOMES SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 7.79 CHAINS THEREOF) OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office