

UNOFFICIAL COPY

Doc#: 2310041190 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/10/2023 03:11 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20230401688497
ST/CO Stamp 1-831-388-368 ST Tax \$2,282.00 CO Tax \$1,141.00
City Stamp 0-478-725-328 City Tax: \$23,961.00

ILLINOIS

CT 2257002SINB 113


Above Space for Recorder's Use Only

THE GRANTOR(s) Division Development Group, 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, CONVEY(s) and WARRANT(s) to GELMAR, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes not yet due and payable at the time of closing; applicable zoning and building laws, building and building line restrictions and ordinances; acts done or suffered by Buyer or anyone claiming by through or under Buyer; easements, if any; covenant, conditions and restrictions of record, liens and other matters of title over which the Title Insurer is willing to insure without cost to Buyer; One (1) year Limited Warranty waiving the Implied Warranty of Habitability between Seller and First Grantee.

For the premises commonly known as 1638 W. Division Street, Chicago, Illinois 60622
Permanent Real Estate Index Number(s): 17-06-235-071-0000

The date of this deed of conveyance is April 5, 2023.

Division Development Group, LLC
By: FORTE HOUSE, LTD. its Manager
By: 
Rostislav Babel, President

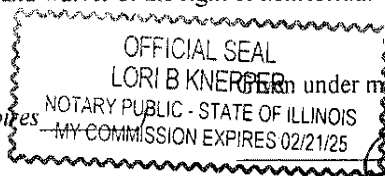
(SEAL)


(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rostislav Babel, President of Forte House, Ltd, Manager of Division Development Group, LLC, LLC, an Illinois limited liability company 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, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires



Given under my hand and official seal April 5, 2023

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 1638 W. Division Street, Chicago, Illinois 60622

Permanent Real Estate Index Number(s): 17-06-235-071-0000

LOT 33 IN J.P. FISH'S SUBDIVISION OF LOTS 1 AND 2 OF ASSESSOR'S DIVISION IN THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:
 Mitchell B. Ruchim
 RUCHIM & HUDSON P.C.
 3000 Dundee Road, #415
 Northbrook, Illinois 60062

Send subsequent tax bills to:
 GELMAR, LLC
 809 NE. 71ST ST
 Boca Raton, FL
 33487

Recorder-mail recorded document to:
 Lee T. Poteracki
 Robbin Dimont Ltd
 216 HIGGINS RD
 PARK RIDGE, IL
 60068