

UNOFFICIAL COPY

Warranty Deed Statutory (ILLINOIS)

Doc#: 2312845162 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/08/2023 02:19 PM Pg: 1 of 3

Dec ID 20230501611994
ST/CO Stamp 1-850-630-864 ST Tax \$217.50 CO Tax \$108.75
City Stamp 1-164-862-160 City Tax: \$2,283.75

Above Space for Recorder's Use Only

THE GRANTOR, A & DEVELOPMENT, LLC, an Illinois limited liability company, of 416 West Higgins Road, Park Ridge, Illinois 60068, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to LEANNE SEREVO, a Single Woman, of 333 E. Ontario St, #1312B, Cicero the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

UNIT 5 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5849 W. HIGGINS AVE. BLDG. CORP. CONDOMINIUM AS DELINEATED AND DEFINED ON SURVEY ATTACHED TO THE DECLARATION REGISTERED AS DOCUMENT LR2328462, AND RECORDED AS DOCUMENT 20160726, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 09-36-411-034-1011

c/k/a: 6589 North Northwest Highway, #5, Chicago, Illinois 60631

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

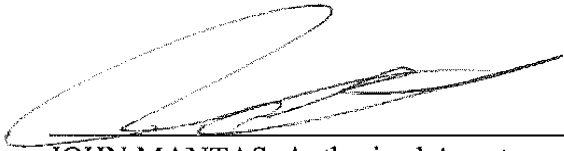
[SIGNATURE PAGE TO FOLLOW]

2360031230PL 1/2

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DATED as of this 27th day of April, 2023.

A & D DEVELOPMENT, LLC
an Illinois limited liability company

by: 
its: JOHN MANTAS, Authorized Agent

State of Illinois }
 } SS
County of Cook }

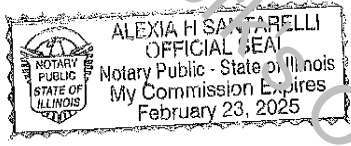
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN MANTAS, Authorized Agent of A & D DEVELOPMENT, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said Company, as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of April, 2023.



NOTARY PUBLIC

This instrument was prepared by:
John Mantas, Esq.
Mantas Law, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 908-9300



MAIL TO:
LEANNE SEREVO
9316 OVERHILL AVE
MORTON GROVE, IL 60053

SEND SUBSEQUENT TAX BILLS TO:
6589 N NORTHWEST HWY, #5
CHICAGO, IL 60631
Leanne Serevo

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LEGAL DESCRIPTION

Order No.: 23ST00230LZ

For APN/Parcel ID(s): 01-09-204-016-0000

PARCEL 1:

LOT 211 IN THE RESUBDIVISION OF LOT 213 IN GOOSE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCEL 1 FOR PEDESTRIAN INGRESS AND EGRESS TO AND FROM, AND FOR THE RECREATIONAL USE OF THE GOOSE LAKE CONSERVATION AREA, AS DESIGNATED ON THE PLAT OF GOOSE LAKE SUBDIVISION RECORDED AS DOCUMENT 27011004, SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GOOSE LAKE SUBDIVISION RECORDED AS DOCUMENT 27011005, AND THE FIRST AMENDMENT THERETO RECORDED AS DOCUMENT 27383222, AND TO THE PROVISIONS OF THE GRANT OF A CONSERVATION RIGHT RECORDED AS DOCUMENT 27011006.

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