

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2312946184 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2023 01:59 PM Pg: 1 of 3

MAIL TO:

Steven E. Moltz
Palmisano & Moltz
3201 Old Glenview Rd., Suite 325
Wilmette, IL 60091

Dec ID 20230101625288
ST/CO Stamp 0-567-725-264 ST Tax \$1,155.00 CO Tax \$577.50
City Stamp 0-235-990-224 City Tax: \$12,127.50

TAX BILL TO:

3049 Irving Park LLC
1189 Wilmette Ave., Unit 244
Wilmette, IL 60091

THE GRANTOR: **VNK Pearl Auto Spa, Inc.**, an Illinois Corporation, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid CONVEY and WARRANT to THE GRANTEE **3049 Irving Park LLC**, an Illinois Limited Liability Company, having its principal office at 1189 Wilmette Ave, Unit 244, Wilmette, IL 60091, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION


SUBJECT TO: General real estate taxes not yet due and payable as of the Closing Date. Covenants, easements, and restrictions of record which, in Buyer's sole judgment do not interfere with or adversely affect Buyer's intended use of the Property. Acts of Buyer or its authorized agents. Any other matters approved in writing by Buyer.

PERMANENT INDEX NUMBER: 13-24-102-004-0000; 13-24-102-005-0000; 13-24-102-040-0000

PROPERTY ADDRESS: 3045-49 W. IRVING PARK RD, CHICAGO, IL 60618

Dated this 14 day of April, 2023.

VNK Pearl Auto Spa, Inc.


By: Maciej Dobrolinski, not personally but as
President of VNK Pearl Auto Spa, Inc.

226NW065557PK 1/3

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maciej Dobrolinski is 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 signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth

Given under my hand and official seal this 14 day of April, 2023.

Commission expires 07/12/2025

[Signature]
Notary Public



PREPARED BY:
Alieja M. Sroka & Associates, P.C
Attorney at Law
742 W Higgins Rd. Unit C102
Chicago, Illinois 60631

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GNW065087PK

For APN/Parcel ID(s): 13-24-102-004-0000, 13-24-102-040-0000 and 13-24-102-005-0000

LOTS 4, 5, AND 6 IN BLOCK 3 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD
SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH RANGE 13 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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