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MAIL TO:

Alexander R. Domanskis BOODELL & DOMANSKIS, LLC 1 N. Franklin St., Suite 1200 Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO: Gintaras General Construction Co. 12304 Forestview Dr., Orland Park, IL 60467



Doc# 2313734010 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 05/17/2023 11:12 AM PG: 1 OF 3

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPACE ABOVE TO...

SPECIAL WARRANTY DEED

ODP. an Illinois Corporation, of Pollars (\$10.00) THE GRANTOR, INGA ALEKSON'S CORP., an Illinois Corporation, of 12304 Forestview Dr., Orland Park, IL 60467, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, GRANTS, BARGAINS and CONVEYS to Gintaras General Construction Co., an Illinois Corporator of 12304 Forestview Dr., Orland Park, IL 60467 ("GRANTEE"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 401, AS DELINEATED ON SURVEY OF LOT 5 OF CHERRY CREEK SUBDIVISION, BEING A SUBDIVSION OF THAT PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERDIDIAN, LYING WESTERLY OF GOVERNOFS HIGHWAY AND SOUTHERLY OF 183RD STREET AS DEDICATED (EXCEPTING THEREFROM CHE WESTERLY 155 FEET), IN COOK COUNTY, ILLINOIS RECORED FEBRUARY 20, 1968 AS 20 CUMENT 20409912, ALSO LOT 1 OF GUARANTEE'S RESUBDIVISION OF LOTS 6 AND 7 OF CHERRY CREEK SUBDIVISION, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DELARATION OF CONDONINUIM MADE BY NATIONAL BOULEVARD BANK OF CHICACO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1978 AND KNOWN AS TRUST NUMBER 4256, RECOREDED NOVEMBER 1, 1974 AS DOCUMENT 22896342, TOGETHER WITH AN UNDIVIDED 1.43 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 31-01-224-011-1037

Address of Real Estate: 18400 CHERRY CREEK DRIVE, UNIT 401 HOMEWOOD IL 60430

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as zoned; (a) general real estate taxes not yet due and payable; (b) building lines and easements, if any; (c) covenants, conditions, and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree, to and with the Grantee, her heirs and assigns, that she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the premises against all [persons lawfully claiming by, through or under the Grantor.

DATED this 1 day of 1114, 2023.	
	INGA ALEKSONIS CORP.
	By: Infle Allhooni Inga Aleksonis, its President
STATE of ILLINOIS	

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Inga Aleksonis, its President on behalf of Inga Aleksonis Corp., an Illinois Corporation, 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 she signed, scaled and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this ______ day of ______ 2023.

Notary Public

Exempt from tax under 35 ILCS 200/31-45(e).

al I I

Attorney for Grantee

COUNTY of COOK

Date: 515, 2023

This document prepared by:

Alexander R. Domanskis BOODELL & DOMANSKIS, LLC 1 North Franklin Street, #1200 Chicago, Illinois 60606 OFFICIAL SEAL
ALEXANDER R DOMANSKIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/07/24

AL ESTATE	TRANSFER	ГАХ	17-May-202
		COUNTY:	0.0
		ILLINOIS:	0.0
		TOTAL:	0.00
31-01- <u>22</u> 4	011-1037	20230501617538	0-298-382-032

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her 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.

Alexander R. Domanskis, Agent

Dated: M 2023

Subscribed and sworn to before me by the said Granto of Agent

this 15 day of 17 . 2023.

MADELYN K CHROMY OFFICIAL SEAL Notary Public - State of Illinoi My Commission Expires March 30, 2026

MADELYN K CHROMY

OFFICIAL SEAL Notary Public - State of Illinois

March 30, 2026

Commission Expires

The GRANTEE or his/her 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 in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Alexander R. Domanshis, Agent

Dated: My 15, 2023

Subscribed and sworn to before me

by the said Grantor or Agent this in day of my, 2023.

K. Chramu Notary Publi¢:

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 a Class A misdemeanor for subsequent

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]

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offenses.