

UNOFFICIAL COPY



Doc# 2317747024 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/26/2023 10:25 AM PG: 1 OF 2

WARRANTY DEED

File No: 23157858

THIS INDENTURE WITNESSETH, that the Grantor, **Ova Properties LLC**, an Illinois limited liability company, organized under the laws of the State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS TO Martin Pineda Jr. and Martin Pineda Luna, of 3804 W. Montrose APT 203, as Joint Tenants and not the following described real estate, to-wit: as Tenants in Common

LOT 91 IN VOLK BROTHERS FIRST ADDITION TO CHICAGO HOME GARDENS, IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-26-410-017-0000

Address of Real Estate: 2611 Marwood St, River Grove, IL 60171

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY

Dated this 17th Day of May, 2023.

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

2315 7858 1/2

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Ova Properties LLC, an Illinois limited liability company

Dariusz Lorens
By: Dariusz Lorens
Its: Sole Manager and Member



No 4805

CL 05/31/23

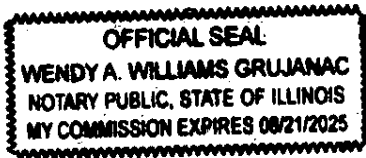
Approved

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, **DARIUSZ LORENS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 17th day of May, 2023.

Wendy A. Williams
Notary Public



REAL ESTATE TRANSFER TAX

09-JUN-2023



COUNTY: 285.00
ILLINOIS: 570.00
TOTAL: 855.00

12-26-410-017-0000

| 20230501631959 | 0-959-052-196

This instrument was prepared by:
James Kuo
1333 Burr Ridge Parkway #200
Burr Ridge IL 60527

Send subsequent tax bills to:
Martin Pineda Jr. &
Martin Pineda Luna
2611 Marwood St.
River Grove, IL 60171

4245 W. Armitage
Chgo IL 60639

Mail Recorded Instrument to:
~~MONTY BOATRIGHT~~
~~Attorney at Law~~
~~4653 N. Milwaukee Ave.~~
~~Chicago, IL 60630~~

Martin Pineda Luna
4245 W. Armitage Ave
Chicago IL 60639