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This instrument was prepared by:
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Pappas Law Office, P.C.
4454 N. Dover St., #3N
Chicago, IL 60640

Doc#: 2318106232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/30/2023 11:26 AM Pg: 1 of 3

Dec ID 20230601656172
ST/CO Stamp 0-880-545-488 ST Tax \$1,461.50 CO Tax \$730.75

After recording return to: *+mail tax bills to*

*Brian J. Witkowski
1504 N. Harvard Ave
Arlington Heights IL 60004*

~~Mail subsequent tax bills to:~~

*1002
2368388061LP/RD*



For Recorder's Office Use Only

WARRANTY DEED

THE GRANTOR, CUSTOM CRAFT PROPERTIES LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given to its Managers, CONVEY(S) AND WARRANT(S) Brian J. Witkowski as trustee of the Brian J. Witkowski Declaration of Trust dated June 19, 2020 and Danielle N. Witkowski as trustee of the Danielle N. Witkowski Declaration of Trust dated June 19, 2020, husband and wife, as tenants by the entirety (the "Grantee"), the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 03-19-107-016-0000 Address: 1504 N. Harvard Ave, Arlington Heights, IL 60004

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; party wall rights and agreements; general real estate taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years; The Grantees' mortgage or trust deed; The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY.**

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its Authorized Managers this 23 day of June, 2023.

By James R. Cochran, its Manager

By Geoff Scott Talley, its Manager

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that James R. Cochran and Geoff Scott Talley, personally known to me to be the Managers of CUSTOM CRAFT PROPERTIES LLC, an Illinois Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Managers, they signed and delivered the said instrument pursuant to authority given by the Members of said limited liability company, as the free and voluntary act of the Managers, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 23 day of June, 2023.

Ella Mett

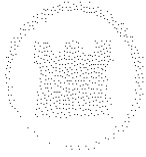
Notary Public

My Commission Expires: 12.06.24



Notary of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 23GSA305061LP

For APN/Parcel ID(s): 03-19-107-016-0000 and

LOT 1 IN THE HARVARD THOMAS RESUBDIVISION ACCORDING TO THE PLAT THERE OF RECORDED SEPTEMBER 20, 2019 AS DOCUMENT NO. 1926317075, BEING A SUBDIVISION OF LOT 1 IN LYNNWOOD SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE EAST ½ OF THE WEST 1/2 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST ½ OF THE NORTHWEST 1/4 OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office