

UNOFFICIAL COPY

07-23-2773

WARRANTY DEED (ILLINOIS)

Doc# 2319212205 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2023 01:02 PM Pg: 1 of 2

Dec ID 20230601654489
ST/CO Stamp 0-803-823-312 ST Tax \$295.00 CO Tax \$147.50

THE GRANTOR(S),
IDB Properties LLC,

an Illinois Limited Liability Company, of 1800 N. 37th Avenue, Stone Park, Illinois 60165, 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 and XX/00 (\$10.00) DOLLARS, and other valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Lynden Howard and Sarah Goins, joint tenants with rights of survivorship, of 333 N. Lincoln Boulevard, Battle Creek, Michigan 49015, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

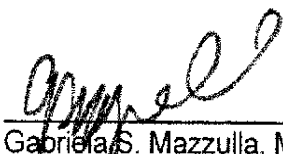
LOT 33 IN BLOCK 17 IN H.O. STONE AND COMPANY'S WORLDS FAIR ADDITION, A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1929 AS DOCUMENT 10262949, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PINs): 15-04-109-014-0000
Address(es) of Real Estate: 1719 North 40th Avenue, Stone Park, Illinois 60165

SUBJECT TO: General taxes for the year 2022 and subsequent years, 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.

DATED this 27th day of June, 2023

IDB PROPERTIES LLC AN ILLINOIS LIMITED LIABILITY COMPANY



Gabriela S. Mazzulla, Managing Member

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

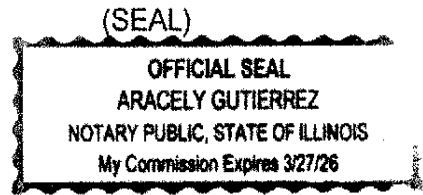
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Gabriela S. Mazzulla, Managing Member

personally known to me to be the Authorized member or Manager of IDB Properties LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed, sealed 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 Authorized Member of Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

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

Aracely Gutierrez
Notary Public



My Commission expires: 3/27/26

This instrument was prepared by:

Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 N. Naper Boulevard, Suite 350
Naperville, Illinois 60563

Office (630) 682-0085
Fax (630) 682-0788

VILLAGE OF STONE PARK
COOK COUNTY, IL
\$1,180.00- 1719 N 40th Ave
REAL ESTATE TRANSFER TAX
ORDINANCE No. 87-4

AFTER RECORDING, MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Costello Sury & Rooney
(NAME)

Lynden Howard and Sarah Goins
(NAME)

One Lincoln Centre, Suite 1670
(ADDRESS)

1719 North 40th Avenue
(ADDRESS)

Oakbrook Terrace, IL 60181
(CITY, STATE, AND ZIP)

Stone Park, IL 60165
(CITY, STATE AND ZIP)