

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY LLC to Individual

Doc#: 2319833200 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/17/2023 11:57 AM Pg: 1 of 5

Dec ID 20230701671336
ST/CO Stamp 0-526-238-160 ST Tax \$175.00 CO Tax \$87.50
City Stamp 1-654-505-936 City Tax: \$1,837.50


GRANTOR(S): **EMG CONSULTING LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, having its principal office in the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **ADRIANA RODRIGUEZ, unmarried woman, 3117 N. Central Park Ave, Apt 2, Chicago, IL 60618**, all interest in the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 12-24-416-033-0000
ADDRESS: 3308 N. Oleander Ave, Chicago, IL 60634

SUBJECT TO: (1) Covenants, conditions and restrictions of record
(2) Public and utility easements.
(3) Acts done by or suffered through Buyer.
(4) All special governmental taxes or assessments confirmed and unconfirmed.
(5) And general real estate taxes not yet due and payable at the time of Closing.

DATED this 14th day of July, 2023.



EMG CONSULTING LLC
MATEUSZ KOZMINSKI, Manager/Member

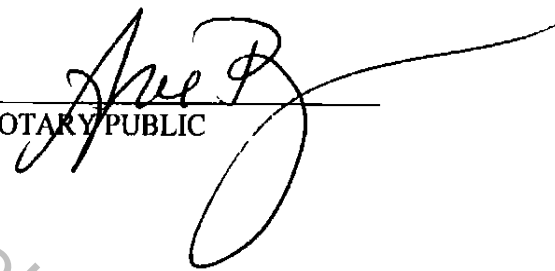
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **MATEUSZ KOZMINSKI, Manager/Member of EMG CONSULTING LLC**, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal
as Notary Public this 14th day of July, 2023.



NOTARY PUBLIC

Name and Address of Preparer:

Agnes Pogorzelski/mk
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634

MAIL TO:

Adriana Rodriguez
3117 N. Central Park, 2nd Fl
Chicago IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Adriana Rodriguez
3308 N. Oleander
Chicago IL 60618

UNOFFICIAL COPY

EXHIBIT A

LOT 15 IN BLOCK 3 IN H.O. STONE AND COMPANY'S SECOND ADDITION TO BELMONT TERRACE, BEING A SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

12-24-416-033-0000

3308 N. Oleander Ave, Chicago, IL 60634

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office





CHICAGO:	1,312.50
CTA:	525.00
TOTAL:	1,837.50 *

12-24-416-033-0000 | 20230701671336 | 1-654-505-936
Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

		COUNTY:	87.50
		ILLINOIS:	175.00
		TOTAL:	262.50
12-24-416-033-0000		20230701671336 0-526-238-160	