

# UNOFFICIAL COPY

4107 674267(1/1)

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Doc#: 2320713227 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2023 11:50 AM Pg: 1 of 3

Dec ID 20230701674108  
ST/CO Stamp 0-046-690-768 ST Tax \$129.00 CO Tax \$64.50  
City Stamp 2-050-257-360 City Tax: \$1,354.50

## GIT

THE GRANTOR, LANDEX LAND LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability companies, CONVEY(S) and WARRANT(S) TARA BUILDERS LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

This is NOT Homestead Property.

SUBJECT TO: covenants, conditions and restrictions of record, if any; public and utility easements, if any; acts done by or suffered through buyer; all special governmental taxes or assessments confirmed or unconfirmed, if any; and general real estate taxes not yet due and payable at the time of Closing.

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

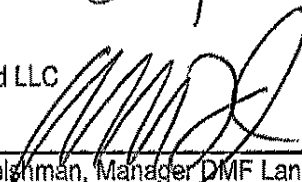
Permanent Real Estate Index Number(s): 20-23-211-040-0000

Address(es) of Real Estate: 6532 S. Kimbark Ave., Chicago, IL 60637

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

20<sup>th</sup> day of July, 2023

Landex Land LLC

By:   
David M. Fleishman, Manager DMF Landex LLC,  
one of the Managers of Landex Land, LLC

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of DMF Landex LLC, one of the Managers of Landex Land LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, 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 20<sup>th</sup> day of July, 2023.




Judy A. Johnson  
Notary Public

Prepared by:  
John D. Cummins, Jr.  
77 W. Washington Suite 1115  
Chicago, IL 60602



Mail to:  
Patrick J. Doherty  
7826 W 103rd St  
Palos Hills, IL 60465

Name and Address of Taxpayer:  
~~Abba...~~  
Tara Builders LLC  
6353 W 82nd Street  
Burbank IL 60459

REAL ESTATE TRANSFER TAX	24-Jul-2023
 CHICAGO:	987.50
CTA:	387.00
<b>TOTAL:</b>	<b>1,354.50 *</b>

20-23-211-040-0000 | 20230701674108 | 2-050-257-360

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	24-Jul-2023
 COUNTY:	84.50
 ILLINOIS:	128.00
<b>TOTAL:</b>	<b>193.50</b>

20-23-211-040-0000 | 20230701674108 | 0-046-690-768

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

### Legal Description:

LOT 18, EXCEPT THE NORTH 10 FEET THEREOF, IN BLOCK 1 IN WAIT AND MUNRO'S ADDITION TO HYDE PARK IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LYING WEST OF THE RAILROAD.

Permanent Index Number: 20-23-211-040-0000

Commonly known as: 6532 S. Kimbark Ave., Chicago, Illinois 60637

Property of Cook County Clerk's Office