

UNOFFICIAL COPY

10210637 10x2
WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2323549166 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2023 03:50 PM Pg: 1 of 3

Dec ID 20230801602627
ST/CO Stamp 1-581-934-032 ST Tax \$250.00 CO Tax \$125.00
City Stamp 1-296-934-352 City Tax: \$2,625.00

Property of Cook County Clerk's Office

THE GRANTOR, TJ COMPANIES, D.C., 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 by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Ross M Johnson, A MAURICIO MAN of 8407 S. Paxton Ave Chicago, IL 60617, party of the second part, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

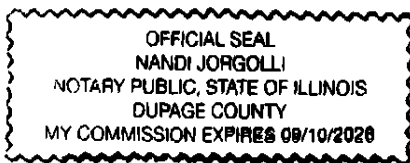
See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 25-15-409-029-0000.

Address(es) of Real Estate: 10840 S. Rhodes Avenue,
Chicago, IL 60628

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 10 day of August, 2023.



By: OLAWIA KULASZCZYK - GALDYN
Signature of Authorized Member of Manager

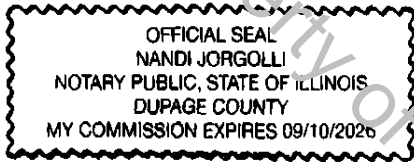
Jolanta Lukaszcyk-Galdyn
Name of Authorized Member or Manager

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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jolanta Lukaszcyk-Galdyn, personally known to me to be the Authorized Member or manager of ABD 2 LLC, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 or 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 10 day of August, 20 23.




Nandi Jorgolli
Notary Public

Prepared by:
Jorgolli Law, Ltd.
17W480 22nd St.
OakBrook Terrace, IL 60148



Mail to:
Ross Johnson
10840 S. Rhodes Ave
Chicago, IL 60628

Name and Address of Taxpayer:
Ross Johnson
10840 S. Rhodes Ave
Chicago, IL 60628

REAL ESTATE TRANSFER TAX		21-Aug-2023
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *

25-15-409-029-0000 | 20230801602627 | 1-296-934-352

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

REAL ESTATE TRANSFER TAX		21-Aug-2023
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

25-15-409-029-0000 | 20230801602627 | 1-581-934-032

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Legal Description PIN: 25-15-409-029-0000

LOT 2644 IN FREDERICK H. BARTLETT'S GREATER CHICAGO NUMBER 5 BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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