

UNOFFICIAL COPY

Doc# 2324029104 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/28/2023 11:31 AM Pg: 1 of 3

Dec ID 20230801607478
ST/CO Stamp 1-615-992-272 ST Tax \$975.00 CO Tax \$487.50

WARRANTY DEED

MAIL TO:

Kassars 4 Stars LLC
124 Kraml Dr 60527
Burr Ridge, IL 6057

Send Bills to:

Kassars 4 Stars LLC
124 Kraml Dr 60577
Burr Ridge, IL 6057

THE GRANTOR, J&S Lexington, LLC, an Illinois Limited Liability Company, of the 6930 Crest Rd, Darien, County of Dupage, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, KASSARS 4 STARS LLC, an Illinois Limited Liability Company, of 124 Kraml Dr, Burr Ridge, County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

THAT PART OF LOT 84 IN SHAGBARK HILLS, BEING A SUBDIVISION OF THE EAST 657.08 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 84, 247.00 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG SAID EAST LINE 169.00 FEET; THENCE WEST 218.48 FEET; THENCE SOUTH 172.15 FEET TO A POINT ON THE ARC OF A CIRCLE; THENCE EASTERLY ON SAID ARC CONVEX TO THE NORTH, HAVING A RADIUS OF 60.00 FEET; A DISTANCE OF 78.65 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 12 SECONDS EAST 29.20 FEET; THENCE EAST 88.00 FEET; THENCE SOUTH 5.0 FEET; THENCE EAST 37.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-14-110-046-0000

Property Address: 8614 Lexington Circle, Orland Park, Illinois 60462

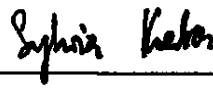
Hereby releasing waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Taxes for 2022 and subsequent years; easements for public utilities, terms, covenants, conditions, and restrictions of record.

DATED this 21 August 2023



Jan Krjewski, managing member of
J&S Lexington LLC



Sylwia Klatka, member of J&S Lexington LLC

WARRANTY DEED

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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 Jan Krajewski and Sylwia Klatka the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 21 August 2023.

(Seal)

 Notary Public

This instrument was prepared by:
 Martin Ptasinski
 The Law Offices of Martin Ptasinski, P.C.
 8517 South Archer Avenue
 Willow Springs, Illinois 60458
 708-467-0000



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REAL ESTATE TRANSFER TAX

23-Aug-2023



COUNTY:	487.50
ILLINOIS:	975.00
TOTAL:	1,462.50

27-14-110-046-0000

| 20230801607478 | 1-615-992-272

Property of Cook County Clerk's Office