

UNOFFICIAL COPY

Doc#: 2324108104 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 03:54 PM Pg: 1 of 3

Dec ID 20230801609224

This instrument prepared by, and
after recording, please return to:

Harrison LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606
Attention: Natalie M. Perry

Send Subsequent Tax Bills to:
981 E. OAKTON LLC
820 West Lake Street, Unit 210
Roselle, Illinois 60172

Commonly known as:
981 East Oakton Street
Des Plaines, Illinois 60018

Property Index Numbers:
09-29-101-005-0000
09-29-101-006-0000

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, C & J MIRSKI LLC, an Illinois limited liability company, of 820 West Lake Street, Unit 210, Roselle, Illinois 60172, for and in consideration of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto 981 E. OAKTON LLC, an Illinois limited liability company, of 820 West Lake Street, Unit 210, Roselle, Illinois 60172, all interest in the real estate situated in the County of Cook in the State of Illinois legally described as follows:

LOTS 93 AND 94 IN OAKTON GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45 REAL ESTATE TRANSFER TAX LAW

DATE: Aug 7, 2023

Natalie Perry agent
Signature of Buyer, Seller or Representative

Exempt deed or instrument
eligible for recordation
without payment of tax.

110710 8/24/2023
City of Des Plaines

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IN WITNESS WHEREOF, the GRANTOR, have hereunto set their hand and seal this 07 day of 08, 2023.

C & J MIRSKI LLC

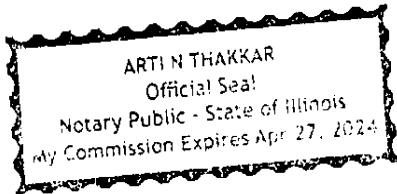

CHRISTOPHER MIRSKI, Manager

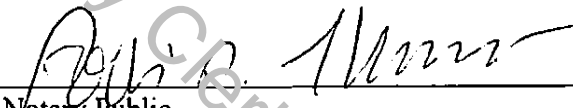

JONATHAN MIRSKI, Manager

State of Illinois)
) ss.
County of ~~Cook~~ 01)
 DeKalb

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHRISTOPHER MIRSKI and JONATHAN MIRSKI, as Managers of C & J MIRSKI LLC, personally known to me to be the same persons who executed the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 07 day of 08, 2023.




Notary Public
My Commission Expires: 04/27/2024

Common Address: 981 East Oakton Street, Des Plaines, Illinois 60018
Permanent Index No: 09-29-101-005-0000 and 09-29-101-006-0000

This instrument was prepared by Natalie M. Perry, Esq., Harrison LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 9, 2023

Signed: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and Sworn to before me on this 9th day of August, 2023

Callie Stoyias
Notary Public



The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

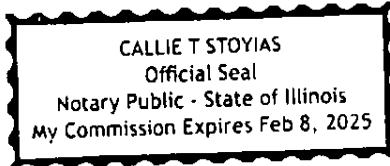
Dated: August 9, 2023

Signed: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and Sworn to before me on this 9th day of August, 2023

Callie Stoyias
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.