

400487

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WARRANTY DEED

THE GRANTOR,

JVL Properties, LLC,

an Illinois Limited Liability Company,

of

1600 West Lake Street, #103B-142

Doc#: 2324908147 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 03:05 PM Pg: 1 of 3

Dec ID 20230801692210
ST/CO Stamp 0-015-623-632 ST Tax \$291.00 CO Tax \$145.50

(The Above Space for Recorder's Use Only)

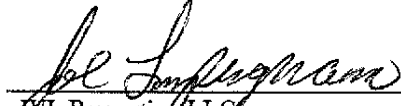
of the Village of Addison, of the County of DuPage, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEEES

Michal W. Kwok and Katarzyna Drozd, a married couple, of
6200 Church Road, Apt 215B, Hanover Park, Illinois 60133

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple, not as tenants in common, and not as joint tenants, but as tenants by the entirety. SUBJECT TO: General Real Estate Taxes for 2022 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record. * 2nd installment

Property Index Number (PIN): 07-35-308-033-0000
Address of Real Estate: 613 Carlsbad Trail, Roselle, Illinois 60172

DATED this 6th day of August, 2023.


	_____ (SEAL)	_____ (SEAL)
JVL Properties, LLC		
By: Joe Lampugnano		
Its: sole member and sole manager	_____ (SEAL)	_____ (SEAL)

Remote Notarization Certification

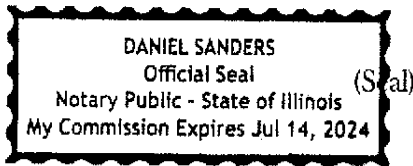
I, Daniel R. Sanders, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the State of Illinois, Joe Lampugnano, also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed consisting of 2 pages, to which this Remote Notarization Certification is made a part thereof.

Signed and sworn to before me this 6th day of August, 2023.

Acuity Title
5301 Dempster St., Suite 206
***** Skokie, IL 60077 *****



Notary Public



This instrument was prepared by: Daniel R. Sanders, 832 N Sanborn Dr Palatine, IL 60074



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Legal Description

of premises commonly known as 613 Carlsbad Trail, Roselle, Illinois 60172

PARCEL 1:

LOT 4 IN BLOCK 11 IN THE TRAILS UNIT NUMBER 1, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT OF SUBDIVISION RECORDED SEPTEMBER 27, 1971 AS DOCUMENT NUMBER 21639442 AND AS AMENDED ON NOVEMBER 11, 1971, BY DOCUMENT NUMBER 21708236, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN DOCUMENTS RECORDED AS NUMBERS 21992274 AND 22223915, IN COOK COUNTY, ILLINOIS.

PIN: 07-35-308-053-0000

MAIL TO:

Alicja M. Sroka
7742 W. Higgins Road
#C-102
Chicago, Illinois 60631

SEND SUBSEQUENT TAX BILLS TO:

Michal W. Kwoka and Katarzyna Drozd
613 Carlsbad Trail
Roselle, Illinois 60172



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Aug-2023



COUNTY:	145.50
ILLINOIS:	291.00
TOTAL:	436.50

07-35-308-053-0000

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