

# UNOFFICIAL COPY

**This instrument prepared by:**

Anthony R. Pontillo, Jr., Esq.  
Pontillo Law Group, LLC.  
5342 East Avenue  
Countryside, Illinois 60525



\*2327634069D\*

Doc# 2327634069 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/03/2023 02:38 PM PG: 1 OF 4

**After recording return to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GRANTEES AND  
Mail subsequent tax bills to:**

DAVID AND MARY ALLEN  
5035 W 60TH ST  
CHICAGO, IL 60641

23-153778  
2 of 3

**WARRANTY DEED**

THE GRANTOR, LD CAPITAL, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, convey and warrant to THE GRANTEE(S), **DAVID ALLEN** and **MARY ALLEN**, a(n) HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, of 1957 N FAIRFIELD AVE APT 4A, CHICAGO IL 60647, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: covenants, conditions and restrictions of record, public utility easements; acts done or suffered through Grantee; and general real estate taxes not due and payable at the time of closing and building lines and easements, if any, provided they do not interfere with Buyer's use and enjoyment of the Property.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 5th day of SEPTEMBER 2023.

**(SIGNATURE AND NOTARY APPEAR ON THE FOLLOWING PAGE)**

**REAL ESTATE TRANSFER TAX**

03-Oct-2023



CHICAGO:	4,687.50
CTA:	1,875.00
<b>TOTAL:</b>	<b>6,562.50</b>

13-21-402-023-0000 | 20230901621076 | 1-675-682-768

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

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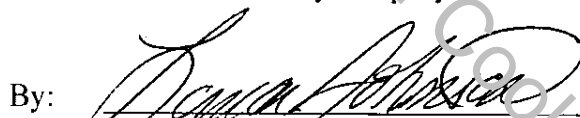
IN WITNESS WHEREOF, this Warranty Deed has been executed by Grantor on and as of the date first above written.

GRANTOR:

**LD CAPITAL, LLC,**  
an Illinois limited liability company

By:   
Name: **David Guggenheim**  
Its: Member

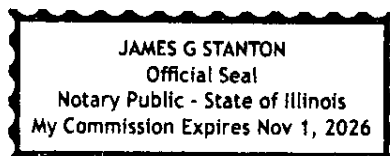
**LD CAPITAL, LLC,**  
an Illinois limited liability company

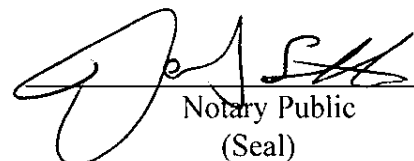
By:   
Name: **LANA JOHNSON**  
Its: Member

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:



On this 05 day of SEPTEMBER, 2023, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared **David Guggenheim**, to me known, who, being by me duly sworn, did depose and say that he is the a Member of **LD CAPITAL, LLC**, an Illinois limited liability company, that the instrument was signed and sealed on behalf of the Illinois limited liability company, and that the foregoing Member acknowledged execution of the instrument to be his voluntary act and the voluntary act and deed of said Illinois limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



  
Notary Public  
(Seal)

REAL ESTATE TRANSFER TAX

		COUNTY:	312.50
		ILLINOIS:	625.00
		TOTAL:	937.50
13-21-402-023-0000	20230901621076	0-724-001-744	

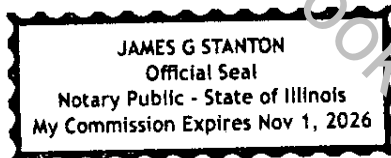
03-Oct-2023

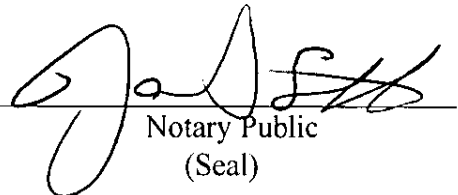
UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

On this 5 day of SEPTEMBER 2023, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared **Lana Johnson**, to me known, who, being by me duly sworn, did depose and say that he is the a Member of **LD CAPITAL, LLC**, an Illinois limited liability company, that the instrument was signed and sealed on behalf of the Illinois limited liability company, and that the foregoing Member acknowledged execution of the instrument to be her voluntary act and the voluntary act and deed of said Illinois limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



  
 Notary Public  
 (Seal)

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## EXHIBIT A

### Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

THE WEST 1/2 OF LOT 5 IN BLOCK 3 IN HIELD AND MARTIN'S ADDISON AVENUE SUBDIVISION OF THE NORTH 1/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER(S): 13-21-402-023-0000

ADDRESS: 5035 W. EDDY ST.  
CHICAGO, ILLINOIS 60641

Property of Cook County Clerk's Office