

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#. 2327828115 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2023 11:37 AM Pg: 1 of 2

Dec ID 20230901634184  
ST/CO Stamp 0-268-833-744 ST Tax \$115.00 CO Tax \$57.50

THIS INDENTURE WITNESSETH,

That the Grantor(s)

BULLETPROOF BUILDERS, LLC

an Illinois Limited Liability Corporation,

of the City of Markham

in the County of Cook

and State of Illinois

for and in consideration of the sum of One

Dollar and other good and valuable

consideration, the receipt of which is *Joe*

hereby acknowledged, CONVEY and WARRANT to

NICHOLAS SKWAREK and JOSEPH CARIOSCIA, the following described real

estate, to-wit: *and Maria Carioscia, George Carioscia and Ron Skwarek*

LOT TWELVE (12) IN BLOCK 11 IN CANTERBURY GARDENS UNIT NO. 3, A RE-SUBDIVISION OF PART OF CANTERBURY GARDENS UNIT NO. 2, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 9, 1957, AS DOCUMENT NUMBER 1747357.

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not yet due and payable at time of closing

Property Address: 16600 Oxford Drive, Markham. Illinois 60428

Parcel Number: 28-24-421-029-0000

Said property is situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 28<sup>th</sup> day of September, 2023

BULLETPROOF BUILDERS, LLC

FIRST AMERICAN TITLE  
FILE # AF 1038409

BY: *Brian Ruda*  
BRIAN RUDA, President

*28-24-421-029-0000*



CITY OF MARKHAM  
Real Estate Transfer Stamps

Date 09-28-2023

\$ 50.00

0800

# UNOFFICIAL COPY

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 BRIAN RUDA in his capacity at President of BULLETPROOF BUILDERS, LLC, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 28 day September, 2023.



NOTARY PUBLIC



Future taxes to: Mr. Nicholas Skwarek  
7102 Washington Street  
Darien, IL 60525

Return doc. to: Mr. Wayne Skwarek  
Attorney at Law  
2135 City Gate Lane, Suite 300  
Naperville, Illinois 60563

Prepared by: Attorney Erich Pavel III  
3 South 650 River Road  
Warrenville, Illinois 60555

County Clerk's Office