

UNOFFICIAL COPY

23169270
WARRANTY DEED
GENERAL

Doc#: 2328529157 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/12/2023 03:46 PM Pg: 1 of 5

Dec ID 20231001647443
ST/CO Stamp 0-184-677-328 ST Tax \$130.00 CO Tax \$65.00
City Stamp 1-102-842-832 City Tax: \$1,365.00

Above space for Recorder's use only

THE GRANTOR(S), Nowak Hold II LLC, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, convey(s) and warrant(s) to Carlos Pastrana, the following described real estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A.

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 due and payable at the time of closing; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable.

Permanent Real Estate Index Number: 16-15-422-011-0000

Address of Real Estate: 4233 W Fillmore Ave. Chicago, IL 60612

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Dated: October 6, 2023

Pawel Nowak
 Nowak Holds II LLC
 By: Pawel Nowak

STATE OF Illinois, COUNTY OF Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pawel Nowak, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of the homestead.

Given under my hand and official seal, this 10th day of October 2023.



Commission Expires:
March 15, 2027

Bobbie Brown-Daciolas
 Notary Public

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Prepared By:

Del Madani, Esq.
2800 N. Lake Shore Dr. #2317
Chicago, IL 60657

After Recording, Mail To & Send Subsequent Tax Bills to:

Carlos Pastorena
1323 S. Heath
Chicago, IL 60608

Property of Cook County Clerk's Office

EXHIBIT A

LOT 40 IN BLOCK 6 IN WEBSTER BATCHELOR'S SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1890 IN BOOK 40 OF PLATS, PAGE 5, AS DOCUMENT 1219274 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-15-422-011-0000

Common Address: 4233 W FILLMORE STREET, Chicago, IL 60624

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REAL ESTATE TRANSFER TAX

11-Oct-2023



CHICAGO:

975.00

CTA:

390.00

TOTAL:

1,365.00*

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

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REAL ESTATE TRANSFER TAX

11-Oct-2023



COUNTY:
ILLINOIS:
TOTAL:

65.00
130.00
195.00

Property of Cook County Clerk's Office

16-15-422-011-0000

20231001647443

0-184-677-328