

UNOFFICIAL COPY

Doc#: 2329806276 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/25/2023 02:01 PM Pg: 1 of 2

GIT 41077544 GS 1/4
SPECIAL WARRANTY DEED

Dec ID 20230901637916
ST/CO Stamp 1-991-384-016 ST Tax \$1,055.00 CO Tax \$527.50
City Stamp 1-231-985-616 City Tax: \$11,077.50

GIT

The GRANTOR, CHESTNUT BUILDERS LLC, an Illinois limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

OLUKOLADE OSIBODU, KEHINDE ADELEKE and BUSAYO OKUSANYA, of 10944
Quantico Ln. #N, Maple Grove, MN 55369

not as TENANTS IN COMMON but as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 20 FEET OF LOT 8 AND THE NORTH 10 FEET OF LOT 9 IN BLOCK 2 IN
KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE
WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2023 and subsequent years.

Permanent Real Estate Index Number(s): 20-10-309-056-0000
20-10-309-057-0000

Address(es) of Real Estate: 5434 S. Michigan Ave.
Chicago, IL 60615

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 16th day of October, 2023.

CHESTNUT BUILDERS LLC,
an Illinois limited liability company


By: Tom Primbas
Thomas K. Primbas, Its Member/Manager

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State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS P. VITOGIANNIS, personally known to me to be the Member/Manager of CHESTNUT BUILDERS LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.



Given under my hand and seal, this 16th day of October, 2023.


Commission expires: 


Notary Public

Paul J. Kulas @

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

| REAL ESTATE TRANSFER TAX | | 19-Oct-2023 |
|---|-----------|-------------|
|  | COUNTY: | 527.50 |
|  | ILLINOIS: | 1,055.00 |
| | TOTAL: | 1,582.50 |
| 20-10-309-057-0000 20230901637916 1-991-384-016 | | |

| REAL ESTATE TRANSFER TAX | | 19-Oct-2023 |
|---|----------|-------------|
|  | CHICAGO: | 7,912.50 |
| | CTA: | 3,165.00 |
| | TOTAL: | 11,077.50 * |
| 20-10-309-057-0000 20230901637916 1-231-985-616 | | |

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

Mail to:

Adam J. Wilde, Esq.
1016 W. Jackson Blvd.
Chicago, Illinois 60607

Send subsequent tax bills to:

Osibodu/Adeleke/Okusanya
10944 Quantico Ln # N
Maple Grove, Minnesota 55369