

# UNOFFICIAL COPY



\*2330628017D\*

## Warranty Deed

770123

This document was prepared by  
Zane Zielinski  
6336 North Cicero; Suite 201  
Chicago, IL 60646  
When recorded return to:

Citywide Title Corporation  
111 W. Washington St. Ste. 1301  
Chicago IL 60602

Doc# 2330628017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/02/2023 11:10 AM PG: 1 OF 6

(The Above Space for Recordors Use Only)

THIS WARRANTY DEED is made this <sup>30th</sup> ~~31st~~ day of <sup>September</sup> ~~July~~, 20<sup>23</sup> ~~17~~ by RUTH 6727 LLC, an Illinois Corporation. The Grantor having an address 708 S. HARVEY AVENUE, OAK PARK, IL 60304.

WITNESSETH, that Grantor in consideration of the sum of Ten and No/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, does hereby transfer, grant, bargain, sell, alienate, remise, release, convey, warrant and confirm unto Starbird Art LLC, as ~~joint tenants~~ ("Grantee") in fee simple all right, title and interest in the real estate described in the attached Exhibit A (the "Real Estate"), situated in the County of Cook and State of Illinois together with the tenements and appurtenances thereunto belonging or in any wise appertaining to.

IN WITNESS WHEREOF, the Grantor does hereunto set hand and seal the day and year first above written.

Address:  
6727 Stanley Avenue  
Berwyn, IL 60402

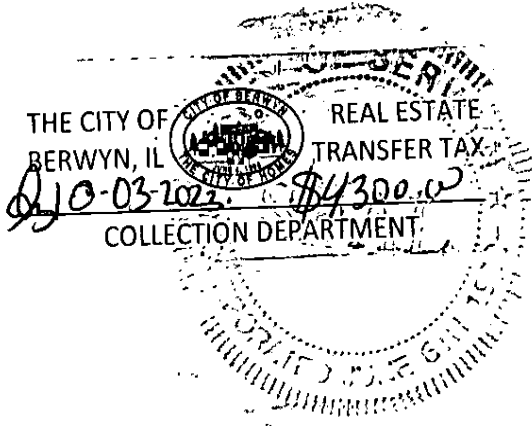
Pin: 16-31-200-038-0000

RUTH 6727 LLC

Cory Glaberson, Manger and Member

RUTH 6727 LLC

Ruth Glaberson, Manger and Member



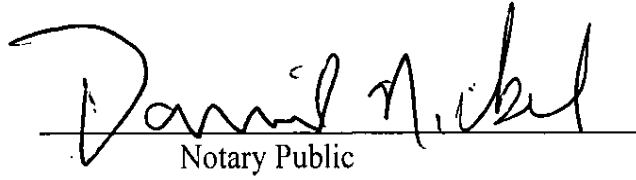
S Y  
P 6  
S Y-I  
SC Y  
INTEK

# UNOFFICIAL COPY

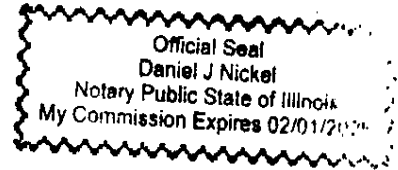
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that by **Cory Glaberson, not individually but as MANAGER of Ruth 6727, LLC**, is 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 she signed and delivered said instrument as her free and voluntary act as such Trustee for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 29th day of September, 2023.

  
\_\_\_\_\_  
Notary Public

My commission expires on 02-01-25



# UNOFFICIAL COPY

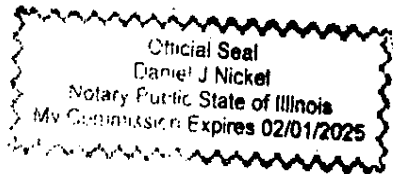
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that by Ruth Glaberson, not individually but as MANAGER of Ruth 6727, LLC, is 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 she signed and delivered said instrument as her free and voluntary act as such Trustee for the uses and purposes set forth herein.

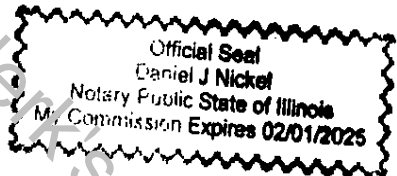
GIVEN under my hand and Notarial Seal, this 29<sup>th</sup> day of September, 2023.

Daniel Nickel  
Notary Public

My commission expires on 02-01-25



MAIL tax Bill To:  
Starbird Art, LLC  
c/o Elizabeth Kendall  
235 Maplewood Rd.  
Riverside, IL 60546



Send After Recording:  
Borla North & Association  
6912 S. Main St.  
Downers Grove, IL 60516



# UNOFFICIAL COPY

## Exhibit A

Assessor's Parcel Number: 16-31-200-038-0000

Address: 6727 Stanley Ave. Berwyn, IL 60402

Legal Description:

LOT 25 AND 26, IN BLOCK 2, IN BERWYN, A SUBDIVISION OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. see attached

# UNOFFICIAL COPY

File No: 770123

## EXHIBIT "A"

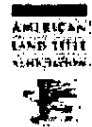
LOT 25 AND 26, IN BLOCK 2, IN BERWYN, A SUBDIVISION OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16.31.200.038.0000 (A)

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

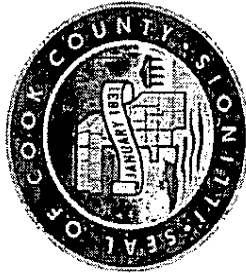
Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

31-Oct-2023



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

215.00  
430.00  
645.00

16-31-200-038-0000

| 20230901639741

| 1-179-363-280

Property of Cook County Clerk's Office