

# UNOFFICIAL COPY

Doc#: 2332006521 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2023 02:24 PM Pg: 1 of 4

After Recording Mail to:

Jeremie M. Kowalik  
6638 N Newgard Ave Unit G  
Chicago IL 60626

Dec ID 20231101669670  
ST/CO Stamp 1-288-681-424 ST Tax \$137.00 CO Tax \$68.50  
City Stamp 0-214-939-600 City Tax: \$1,438.50

**Fidelity National Title CH23019281**

## WARRANTY DEED

**THE GRANTOR RTI GROUP, LLC, a limited liability company organized under the laws of the State of Illinois, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Sole Member of said limited liability company, does hereby WARRANT and CONVEY to JEREMIE M. KOWALIK, a single person, of 832 N Milwaukee Ave Apt A, Libertyville IL 60048, the following described real estate situated in the County of Cook and State of Illinois, to wit:**

UNIT 6638-B AS DESIGNATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL: LOT 5 (EXCEPT THE SOUTH 10 FEET AND 1 INCH THEREOF) AND THE SOUTH 15 1/2 FEET OF LOT 4 IN BLOCK 2 IN THE SUBDIVISION OF LOTS 3 AND 4 OF L.C. PAINE PREER'S (RECEIVER) IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25275141 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Commonly known as 6638 N NEWGARD AVE UNIT G, CHICAGO IL 60626  
PIN 11-32-310-038-1007**

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and

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unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 7th day of November 2023.

**RTI GROUP, LLC**

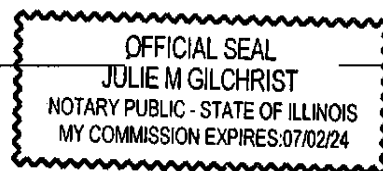
by   
**MICHAEL BARTHOLOMEW, its Manager**

State of Illinois )  
 County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **MICHAEL BARTHOLOMEW**, personally known to me to be the Manager of **RTI GROUP, LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager he signed and delivered the said instrument and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the Sole Member 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 official seal, this 7th day of November, 2023.

Commission expires \_\_\_\_\_



  
 Notary Public

This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, Illinois 60646.

Mail tax bill to:

Jeremie M. Kowalik  
6638 N Newgard Ave Unit G  
Chicago IL 60626

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## EXHIBIT A

**Order No.:** CH23019281

**For APN/Parcel ID(s):** 11-32-310-038-1007

**For Tax Map ID(s):** 11-32-310-038-1007

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UNIT 6638-B AS DESIGNATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

LOT 5 (EXCEPT THE SOUTH 10 FEET AND 1 INCH THEREOF) AND THE SOUTH 15 1/2 FEET OF LOT 4 IN BLOCK 2 IN THE SUBDIVISION OF LOTS 3 AND 4 OF L.C. PAINE PREER'S (RECEIVER) IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25275141 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Proposed Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

10-Nov-2023



<b>COUNTY:</b>	68.50
<b>ILLINOIS:</b>	137.00
<b>TOTAL:</b>	205.50

11-32-310-038-1007

| 20231101669670 | 1-288-681-424

**REAL ESTATE TRANSFER TAX**

10-Nov-2023



<b>CHICAGO:</b>	1,027.50
<b>CTA:</b>	411.00
<b>TOTAL:</b>	1,438.50 *

11-32-310-038-1007 | 20231101669670 | 0-214-939-600

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

Property of Cook County Clerk's Office