

UNOFFICIAL COPY

Doc#: 2333833300 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/04/2023 01:38 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20231101676387
ST/CO Stamp 1-069-494-224 ST Tax \$900.00 CO Tax \$450.00
City Stamp 0-512-077-776 City Tax: \$9,450.00

THE GRANTORS, Lawrence S. Czarkowski and Lynette K. Czarkowski, husband and wife, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100THS (\$10.00) in hand paid, hereby CONVEYS and WARRANTS to the GRANTEE, 5711 N Spaulding LLC, an Illinois Limited Liability Company, all interest in the following described real estate situated in the County of Cook in the State of Illinois. TO-WIT:

UNIT 2700C IN PARK LANE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 1, 2 AND 3 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF LOTS 2 AND 3 (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PUBLIC STREET) IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 ALSO LOT 4 IN JOSEPH E. SHEFFIELDS SUBDIVISION OF BLOCK 45 AFORESAID, ALSO LOTS 16 THROUGH 19 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, ALSO LOTS 14 THROUGH 18 AND THE NORTH SOUTH VACATED ALLEY LYING BETWEEN SAID LOTS 14 AND 15 IN SUBDIVISION OF LOT 1 IN LEMBCKE'S SUBDIVISION OF LOT 5 IN BLOCK 45 IN SHEFFIELDS ADDITION TO CHICAGO AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88248725 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject To:

1. All general real estate taxes not due and payable at the time of closing.
2. Covenants, conditions and restrictions of record;
3. Building lines, public and utility easements;
4. Acts done or suffered through Buyer.

Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Numbers: 14-29-302-159-1003

Commonly known as: 2712 N. Southport Ave. Unit B Chicago, IL 60614

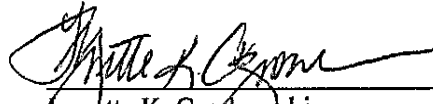
Old Republic Title
3601 Southwest Highway
Oak Lawn, IL 60453
2316 1098 1/1

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Dated this 14th day of November, 2023



Lawrence S. Czarkowski

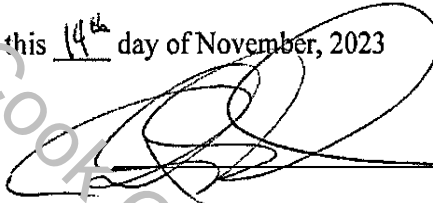


Lynette K. Czarkowski

STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Lawrence S. Czarkowski and Lynette K. Czarkowski, are personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of November, 2023





(Notary Public)


Send subsequent tax bills to:
5711 N Spaulding LLC
2712 N. Southport Ave. Unit B
Chicago, IL 60614

After recording send to:
Chol Yang, Esq.
Chol M. Yang & Associates
4212 Commercial Way
Glenview, IL 60025

This instrument was prepared by:
Beth A. Heffernan, Esq.
659 W. Randolph
Chicago, IL 60661



REAL ESTATE TRANSFER TAX		20-Nov-2023	
	COUNTY:	450.00	
	ILLINOIS:	900.00	
	TOTAL:	1,350.00	
14-29-302-159-1003		20231101676387 1-069-494-224	

REAL ESTATE TRANSFER TAX		20-Nov-2023	
	CHICAGO:	6,750.00	
	CTA:	2,700.00	
	TOTAL:	9,450.00 *	
14-29-302-159-1003		20231101676387 0-512-077-776	

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