## **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2334006112 Fee: \$107.00

Karen A. Yarbrough
Cook County Clerk

Date: 12/06/2023 11:04 AM Pg: 1 of 3

Dec ID 20231201686067

ST/CO Stamp 1-983-430-608 ST Tax \$695.00 CO Tax \$347.50

City Stamp 1-108-950-992 City Tax: \$7,297.50

THE GRANTOR, 2244 North Springfield LLC, 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 dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Logan Springfield LLC, 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 the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number:

1000 M

13-35-108-011-0000

Address of Real Estate:

2244 North Springfield Avenue

Chicago, IL 60647

Subject to the general real estate taxes not due and payable at the time of Closing and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other government regulations.

This is not a Homestead Property.

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## **UNOFFICIAL COPY**

DATED this 25 day of October, 2023.
By: Carlos A. Molla-Picel, as Manager of 2244 North Springfield, LLC
STATE OF TIMOUS
COUNTY OF <u>Cock</u> ) SS
I, the undersigned, a Notary Public ir. and for said County and State aforesaid, DO HEREBY CERTIFY, that Carlos A. Mella-Picel, as Manager of 2244 North Springfield, LLC, personally to me to be the same person(s) whose name(s) are subscribed to me forgoing instrument, appeared before me this day in person and signed and delivered the said instrument as a voluntary act for the uses and purposes therein set forth.
Given under my hand and official seal this 25 day of October, 2023.
JAZLYNE L MALDONADO Official Seal Notary Public - State of Illinois My Commission Expires Dec 16, 2024
Prepared By:
Sarah Sutton 333 South Wabash Avenue
Suite 2700
Sarah Sutton 333 South Wabash Avenue Suite 2700 Chicago, IL 60604
Mail Recorded Deed To: RONALD B. KAPLAN  601 STORIE RUD., SUIE 1C  WORTHBROX, IL 60052
Mail Tax Bill To:

High Alpine Capital Management, LLC 2858 West Diversey Avenue, Floor 2

Chicago, IL 60647

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## **UNOFFICIAL COPY**

## Exhibit "A" - Legal Description

Lot 5 in Ellison's Subdivision of Lots 1, 2, 3, 4, 5, and 6 of Block 3 of C. Billing's Subdivision of The North 13 acres (Except the Railroad) of the West Half of the West Half of the Northwest Quarter of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office