

UNOFFICIAL COPY

Doc#: 2334213095 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 09:58 AM Pg: 1 of 2

Dec ID 20231201686937
ST/CO Stamp 1-923-809-232 ST Tax \$1,000.00 CO Tax \$500.00

**WARRANTY DEED
ILLINOIS STATUTORY
LLC to LLC**

THE GRANTOR(S), **Tom K. Tomaras**, a married individual, of Park Ridge, IL, and **Hanxi Properties LLC**, an Illinois limited liability company, of West Des Moines, IA, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **112 Harlem, LLC**, an Illinois limited liability company, of 8124 W Addison Street, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

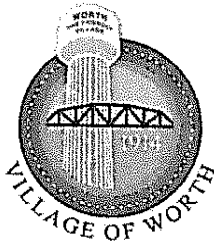
LOTS 92, 93, 94, 95 AND 96, IN ARTHUR DUNAS' HARLEM AVENUE ADDITION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies; Buyer's mortgage.

THIS IS NOT HOMESTEAD PROPERTY.
TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 23-24-208-020-0000; 23-24-208-021-0000; 23-24-208-022-0000;
23-24-208-023-0000; and 23-24-208-024-0000

Address(es) of Real Estate: 11228 S. Harlem Avenue, Worth, IL 60482



**Village of Worth
Cook County, IL
All Fines Paid in Full**

23-24-208-020-0000, 23-24-208-021-0000
23-24-208-022-0000, 23-24-208-023-0000
23-24-208-024-0000

DEC 1, 2023

Chicago Title
23656319158 of
2046

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Dated this 28th day of November, 20 23.

Hanexi Properties, LLC, an Illinois limited liability company

Hanexi Properties, LLC, and Illinois limited liability company

X *Christina T. Hansen*
Christina T. Hansen, member/manager

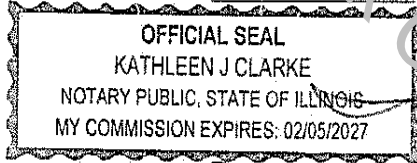
X *Brian D. Hansen*
Brian D. Hansen, member/manager

X *Tom K. Tomaras by Catherine T. Tomaras* as attorney in fact.
Tom K. Tomaras, by Catherine T. Tomaras, as attorney in fact

STATE OF IL, COUNTY OF Cook ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Catherine T. Tomaras, as attorney in fact for Tom K. Tomaras**, is personally known 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, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of November, 20 23.

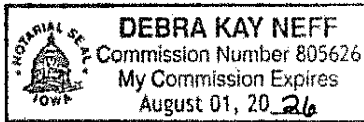


(Notary Public)

STATE OF Iowa, COUNTY OF Dallas ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Christina T. Hansen and Brian D. Hansen, not individually, but as members/managers of Hanexi Properties, LLC**, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of November, 20 23.



(Notary Public)

Prepared by:

Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia Place
Orland Park, IL 60462

Mail to:

KRISHKEESH LAU
9501 W. 144TH ST. SUITE 303
OKLAND PARK, IL 60462

Name and Address of Taxpayer:

112 HARLEM, LLC
3950 N. HARLEM
CHICAGO, IL 60634