

# UNOFFICIAL COPY

## WARRANTY DEED Individual to Corporation

Doc#: 2334913165 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2023 11:25 AM Pg: 1 of 5

JOHN GRUSZKA  
of the City of CHICAGO, State of  
Illinois, for and in consideration of  
Ten and 00/100 Dollars, and other  
good and valuable consideration, the  
receipt and sufficiency of which is  
hereby acknowledged, **CONVEY(S)**  
and **WARRANT(S)** to

Dec ID 20231201695336  
ST/CO Stamp 1-565-581-360 ST Tax \$1,300.00 CO Tax \$650.00  
City Stamp 1-838-243-888 City Tax: \$13,650.00

4528 S. COTTAGE GROVE LLC &  
DEMERA ETHIOPIAN  
RESTAURANT, LLC

Of CHICAGO State of Illinois, the following described Real Estate:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

COMMONLY KNOWN AS: 4524-28 S. COTTAGE GROVE AVE., CHICAGO ILL 60653

PIN: 20-03-420-028-0000

PIN: 20-03-420-029-0000

situated in the County of COOK, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois.

TK  
YG  
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; ~~existing leases and tenancies~~; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2023 and subsequent years.

DATED this 6 day of December, 2023

John Gruszka (SEAL)

\_\_\_\_\_ (SEAL)

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

JOHN GUSKAT

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 6 day of December, 2023.

Margret Borczyk  
NOTARY PUBLIC



Prepared by: GAUKA LAW OFFICE SUSTIN. HARLEY LE S 311 CHICAGO IL 60608

MAIL TO:

4528 S. Cottage Grove LLC  
1632 S. Indiana #709  
Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:

4528 S. Cottage Grove LLC  
1632 S. Indiana #709  
Chicago, IL 60616

Recorder's Office Box No. \_\_\_\_\_

COOK County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION:

#### Parcel 1:

Lot 12 and the South 18 feet of Lot 11 in the Subdivision of Lots 4 and 5 in Forestville, being a Subdivision of the 40 acres North and adjoining the South 20 acres of the East 1/2 of the Southeast 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

Lots 13 and 14 in Wiston and Davis Subdivision of Lots 4 and 5 of Forrestville a Subdivision of the North 40 acres of the South 60 acres in the East 1/2 of the Southeast 1/4 of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### PIN(S) AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

20-03-420-028-0000 ( Parcel 1)

20-03-420-029-0000 ( Parcel 2)

4524-28 S. COTTAGE GROVE AVE., CHICAGO, IL 60653

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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LAND TITLE  
ASSOCIATION



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<b>CHICAGO:</b>	9,750.00
<b>CTA:</b>	3,900.00
<b>TOTAL:</b>	13,650.00 *

20-03-420-029-0000 | 20231201695336 | 1-838-243-888

Total does not include any applicable penalty or interest due.

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COUNTY:	650.00
ILLINOIS:	1,300.00
TOTAL:	1,950.00

20-03-420-029-0000 | 20231201695336 | 1-565-581-360