

# UNOFFICIAL COPY

This document prepared by:  
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Karen A. Yarbrough  
Cook County Clerk  
Date: 12/19/2023 02:58 PM Pg: 1 of 3

Dec ID 20231201696267  
ST/CO Stamp 0-939-118-640 ST Tax \$454.00 CO Tax \$227.00  
City Stamp 0-844-443-696 City Tax: \$4,767.00

## WARRANTY DEED

**THE GRANTOR, DSK LLC, an Illinois limited liability company**, with an address of 9252 N. Kilbourn Ave., Skokie, Illinois, for and in consideration of *Ten and No/100 (\$10.00) Dollars*, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, **GUIDOSON JORDAN**, *single man* of *630 George St Bensenville IL*, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *Jourdan*

SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:  
446 N. Leamington Ave.  
Chicago, Illinois 60644

Permanent Real Estate Index Number(s): 16-09-224-016-0000

TO HAVE AND TO HOLD said premises.

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.

THIS IS NOT HOMESTEAD PROPERTY

**FIRST AMERICAN TITLE**  
**FILE # AF 1037201**

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 14th day of December, 2023.

GRANTOR:

DSK LLC, an Illinois limited liability company

By: [Signature]  
Name: Shawn Kohli  
Title: Manager

STATE OF ILLINOIS     )  
  )ss:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Kohli, the Manager of DSK LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14 day of December, 2023.

[Signature]  
Notary Public

Mail all future tax bills to: Jourdan Guidoson, ~~Jordan~~ 5145W Ferdinand St Unit 2 Chicago, IL 60644



Mail recorded deed to: Sebastian Kos Law Office 119 S. Vine St Hinsdale, IL 60521

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## EXHIBIT "A"

### LEGAL DESCRIPTION OF REAL ESTATE

LOT 1 AND THE NORTH 4 FEET OF LOT 2 IN BLOCK 3 IN WALLER'S SUBDIVISION OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 22 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

Commonly known as:

446 N. Leamington, Chicago, Illinois 60644

Property Index Number: 16-09-274-016-0000

Property of Cook County Clerk's Office