

# UNOFFICIAL COPY

**PREPARED BY:**

Galanopoulos & Galgan  
Dean G. Galanopoulos  
340 W. Butterfield Road, Suite 1A  
Elmhurst, IL 60126

Doc#: 2335606269 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/22/2023 01:31 PM Pg: 1 of 2

**MAIL TAX BILL TO:**

James D. Kensik  
3557 N. Marshfield Ave.  
Chicago, IL 60657

Dec ID 20231101675375  
ST/CO Stamp 0-916-320-304 ST Tax \$694.00 CO Tax \$347.00  
City Stamp 1-453-191-216 City Tax: \$7,287.00

**MAIL RECORDED DEED TO:**

Leo Aubel  
200 S. Michigan Ave., #1100  
Chicago, IL 60604

## WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL (Illinois)

THE GRANTOR(S), Borchardt Investment Properties I, LLC, an Illinois Limited Liability Company, of the City of Elmhurst, State of Illinois, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to James D. Kensik, of 3557 N. Marshfield Ave., Chicago, Illinois 60657, party of the second part, the following described Real Estate, situated in the County of COOK, in the State of Illinois, to wit:

LOT 38 IN BLOCK 4 IN GROSS NORTH ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWESTERLY 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19; TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

Permanent Tax Number: 14-19-422-013-0000

Commonly known as: 1725 W. Roscoe St., Chicago, IL 60657

Subject, however, to the general taxes for the year of 2023 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager this 20th day of December, 2023.

Borchardt Investment Properties I, LLC an Illinois Limited Liability Company

By Todd A Borchardt  
Todd A. Borchardt, Authorized Manager

STATE OF ILLINOIS  
COUNTY OF ~~COOK~~ DePue SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, personally known to me to be the Authorized Member or Manager of Borchardt Investment Properties I, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of December, 2023

Victoria Wankat  
Notary Public  
My commission expires: 07/14/24

