

# UNOFFICIAL COPY

Doc# 2403306127 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2024 11:11 AM Pg: 1 of 2

Dec ID 20240101622930  
ST/CO Stamp 0-082-254-896 ST Tax \$208.50 CO Tax \$104.25

## Warranty Deed Statutory (ILLINOIS)



246NW 396426WC  
Rw 111 1011

Above Space for Recorder's Use Only

**THE GRANTOR, Corner Stone Properties LLC**, by assignment 10135 S. Roberts Rd., Ste 200, Palos Hills, IL 60465 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **Group 7 Real Estate LLC** of 1431 Bayou Path Drive, Naperville, IL 60563, the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

LOT 12 IN SUPERIOR HOME BUILDERS SUBDIVISION OF LOTS 3, 6, 7, 10, 11, 12, 13, 14 AND 16 OF MOORE'S ADDITION TO OAK LAWN, A SUBDIVISION ON OF LOT 4 OF A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND ALL OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MAY 7, 1913 AS DOCUMENT NUMBER 5179435, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-04-113-012-0000

c/k/a: 5408 W. 88th St., Oak Lawn, IL 60453-1255

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

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Village of Oak Lawn Real Estate Transfer Tax  
\$1000 05718

Village of Oak Lawn Real Estate Transfer Tax  
\$25 06141

Village of Oak Lawn Real Estate Transfer Tax  
\$20 04413

DATED as of this 31<sup>st</sup> day of JANUARY 2024.

**Corner Stone Properties LLC**



Cristinel M. Juravle, its manager



Ioana G. Juravle, its manager

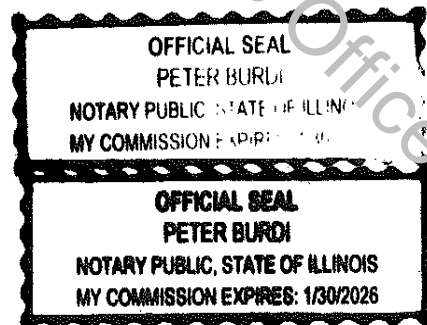
State of Illinois }  
County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT **Cristinel M. Juravle & Ioana G. Juravle**, managers of **Corner Stone Properties LLC** 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 pursuant to authority given by the corporate resolution of said Company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31<sup>st</sup> day of JANUARY 2024.

NOTARY PUBLIC

This instrument prepared by:  
Peter Burdi, Esq.  
Peter Burdi, Attorneys at Law, P.C.  
8 E. 1<sup>st</sup> St.  
Hinsdale, Illinois 60521  
Phone: (312) 907-9448



**MAIL TO:**

Diaz Case Law  
7100 16th St.  
Berwyn, IL 60402

**SEND SUBSEQUENT TAX BILLS TO:**

Group 7 Real Estate LLC  
1431 Bayou Path Drive  
Naperville, IL 60563