

# UNOFFICIAL COPY

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WARRANTY DEED  
GENERAL

Doc#: 2406710039 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/7/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201636804  
ST/Co Stamp 0-608-678-448 ST Tax \$70.50 CO Tax \$35.25

Above space for Recorder's use only

THE GRANTOR(S), Nowak Holds LLC, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, convey(s) and warrant(s) to Precisionlux Home Remodeling LLC, the following described real estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A.

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; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable.

Permanent Real Estate Index Number: 16-05-106-034-1005

Address of Real Estate: 2 Le Moyne Parkway, Unit 3N, Oak Park, IL 60302

## Real Estate Transfer Tax

\$568.00



9754

www.oak-park.us

### REAL ESTATE TRANSFER TAX

27-Feb-2024



COUNTY:	35.25
ILLINOIS:	70.50
TOTAL:	105.75

16-05-106-034-1005

20240201636804 | 0-608-678-448

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Dated: 2/15, 2024.

*Pawel Nowak*

Nowak Holds LLC

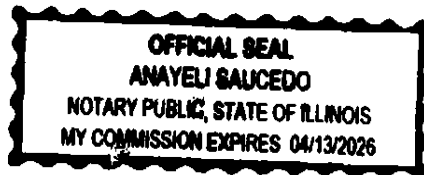
By: Pawel Nowak

STATE OF IL, COUNTY OF Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Pawel Nowak, personally known to me to be the 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, including the release and waiver of the right of the homestead.

Given under my hand and official seal, this 15<sup>th</sup> day of February 2024.

Commission Expires:

*Anayeli Saucedo*



Notary Public

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Prepared By:

Del Madani, Esq.  
2800 N. Lake Shore Dr. #2317  
Chicago, IL 60657

After Recording, Mail To & Send Subsequent Tax Bills to:

Precisionlux Home Remodeling LLC  
6815 N. 88th Dr.  
Glendale, AZ 85305

Property of Cook County Clerk's Office

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**16-05-106-034-1005**

UNIT 3-N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMONS ELEMENTS IN THE SPANGLER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25136095, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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