

CT

UNOFFICIAL COPY

Doc#: 2406802173 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 11:33 AM Pg: 1 of 2

Doc ID 20240201636485

ST/Co Stamp 0-387-926-576 ST Tax \$215.00 CO Tax \$107.50

1/1 2406802173 00045K

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

MARY ELLEN PATARGEAS

A/K/A MARY PATARGEAS

An unmarried woman,
of the City of Niles,
State of Illinois, for and in

Consideration of Ten and
no/100 Dollars (\$10.00) in hand paid,
and other good and valuable consideration,

CONVEYS and WARRANTS to

MAKDA HOLDINGS, LLC- SERIES A, an Illinois limited liability company

9557 Tripp Avenue, Skokie, Illinois 60076

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

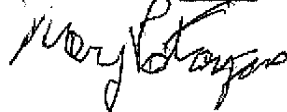
STREET ADDRESS: 7967 N. Nordica Avenue, Niles, Illinois 60712

PIN: 10-30-125-035-0000 AND 10-30-125-214-0000

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2023 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

DATED THIS 26 DAY OF FEBRUARY, 2024.



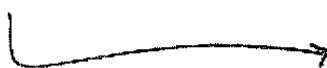
MARY ELLEN PATARGEAS A/K/A MARY PATARGEAS

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARY ELLEN PATARGEAS A/K/A MARY PATARGEAS, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 26 day of February, 2024.


NOTARY PUBLIC

This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:



Send Subsequent Tax Bills To:

*MAKDA HOLDINGS, LLC- Series S
7967 N. NORDICA
NILES, IL 60712*

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GND960004SK

For APN/Parcel ID(s): 10-30-125-035-0000 and 10-30-125-214-0000

PARCEL 1:

THE SOUTH 27.33 FEET OF THE NORTH 107.33 FEET OF LOT 2 (EXCEPT THE WEST 160.60 FEET) IN LAWRENCEWOOD GARDENS A SUBDIVISION IN NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO

PARCEL 2:

AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FEET OF SAID LOT 2, ALSO

PARCEL 3:

EASEMENT AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAWRENCEWOOD GARDENS TOWNHOMES PROJECT DATED FEBRUARY 14, 1962 AND RECORDED FEBRUARY 15 1962 AS DOCUMENT 18402993 MADE BY FOREST VIEW HOMES INCORPORATED, A CORPORATION OF ILLINOIS AND BY PLAT OF SUBDIVISION RECORDED JULY 31, 1961 AS DOCUMENT 18232529 IN COOK COUNTY, ILLINOIS.

VILLAGE OF NILES
 REAL ESTATE TRANSFER TAX
 02/29/2024
 7967 N. Nordica
 29650 \$1045