

UNOFFICIAL COPY

Doc# 2407520540 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/15/2024 3:26 PM Pg: 1 of 3

Dec ID 20240201630559

ST/Co Stamp 0-785-889-840 ST Tax \$0.00 CO Tax \$0.00

MAIL TO:

Alexander R. Domanskis
BOODELL & DOMANSKIS, LLC
1 N. Franklin St., Suite 1200
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Kelly Custer
311 W. Broadway Ave,
Fairfield, IA 52556

1 of 2
FIRST AMERICAN TITLE
FILE # 3172589

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, **KRAKOW LLC**, a Delaware corporation, of 1507 E. 53rd St., #445, Chicago, Illinois 60615, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, GRANTS, BARGAINS and CONVEYS to Kelly Custer, of 311 W. Broadway Ave., Fairfield, IA 52556 ("GRANTEE"), the following described real estate (the "*Real Estate*") situated in the County of Cook and State of Illinois, to wit: **A Single Person*

THE NORTH 10 FEET OF LOT 21, LOT 22 AND LOT 23 (EXCEPT THE NORTH 15 FEET THEREOF) IN BLOCK 58 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 28-23-429-029-0000

Address of Real Estate: 16617 Spaulding Avenue, Markham, IL 60428


Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as zoned; (a) general real estate taxes not yet due and payable; (b) building lines and easements, if any; (c) covenants, conditions, and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said Grantor either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances.

And the Grantor does covenant, promise and agree, to and with the Grantee, her heirs and assigns, that she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the premises against all [persons lawfully claiming by, through or under the Grantor.

DATED this 9 day of January, 2024.

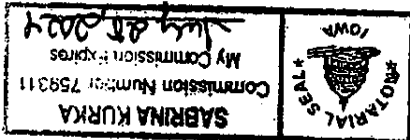


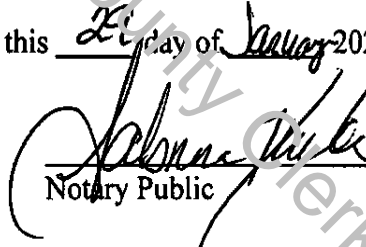
Kelly Custer, as Sole Member of
Krakow LLC

STATE of Iowa
COUNTY of Jefferson) SS

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kelly Custer, Sole Member of Krakow 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth.

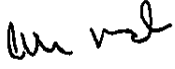
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 9 day of January, 2024.





Notary Public

Exempt from tax under 35 ILCS 200/31-45(e).



Attorney for Grantee

Date: 1/29, 2024

28-23-429-029-0000



CITY OF MARKHAM
Real Estate Exempt Transfer Stamps

Date 03-13-2024

\$ 100.00

0592

This document prepared by:

Alexander R. Domanskis
BODELL & DOMANSKIS, LLC
1 North Franklin Street, #1200
Chicago, Illinois 60606

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Handwritten signature

Alexander R. Domanskis, Agent

Dated: January 29, 2024

Subscribed and sworn to before me by the said Grantor or Agent this 14th day of January, 2024.



Notary Public: *Mia Frances Perez Freitas*

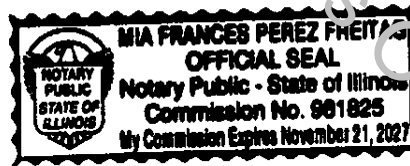
The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Handwritten signature

Alexander R. Domanskis, Agent

Dated: January 29, 2024

Subscribed and sworn to before me by the said Grantor or Agent this 29th day of January, 2024.



Notary Public: *Mia Frances Perez Freitas*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]