

A24-3335 140

# UNOFFICIAL COPY

## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Doc# 2408120103 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/21/2024 9:43 AM Pg: 1 of 2  
Doc ID 20240301657503  
ST/Co Stamp 0-703-890-992 ST Tax \$280.00 CO Tax \$140.00

THE GRANTOR, **WICKER PARK DEVELOPMENT GROUP LLC**, a limited liability company 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 (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Manager pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **INDY HOME BUY LLC**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

\* HOMEBUY

LOT 224 IN CHARLEMAGNE UNIT TWO, BEING A SUBDIVISION IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 7, 1967 AS DOCUMENT LR2346202, IN COOK COUNTY, ILLINOIS.

Property Index Number: 04-06-307-001-0000

Address of Real Estate: 4080 Picardy Dr., Northbrook, IL 60062

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; TO HAVE AND TO HOLD said premises forever.

[Signature Page Follows]

AFTER RECORDING, MAIL TO:

FRED FRANKEL  
4655 N. CHASE  
LINCOLNWOOD, IL  
60712

SEND SUBSEQUENT TAX BILLS TO:

\* Indy Homebuy LLC  
\* 4080 Picardy Dr.  
Northbrook, IL  
60062

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Dated this 18<sup>th</sup> day of March, 2024.

WICKER PARK DEVELOPMENT GROUP LLC

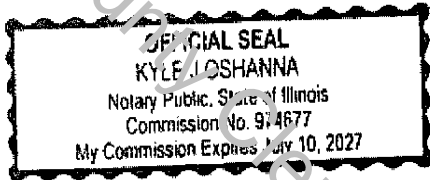
By: Alexander Demchenko  
Its Authorized Agent

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alexander Demchenko, being the duly authorized agent of Wicker Park Development Group LLC, an Illinois limited liability company ("Company"), and 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 as such agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 18<sup>th</sup> day of March, 2024.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		2024-03-28
COUNTY:	ILLINOIS	140.00
TOTAL:		420.00

04-06-307-001-0030 | 20240301857503 | 0-703-890-982