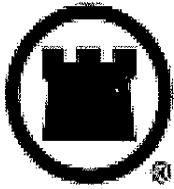


UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2409414110 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/3/2024 10:42 AM Pg: 1 of 2

Doc ID 20240301665291
ST/Co Stamp 0-183-678-512 ST Tax \$453.00 CO Tax \$226.50
City Stamp 0-780-187-184 City Tax \$4,756.50

PREPARED BY:

Mary Niego-McNamara, P.C.
10653 S. Kostner Ave.
Oak Lawn, IL 60453

MAIL TAX BILL TO:

Marco and Karla Boccelli
2322 West Flournoy Street # 2
Chicago, IL 60612

MAIL RECORDED DEED TO:

Same

Chicago Title

2409414110 3708546 RWM 10/1

**WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL
(Illinois)**

THE GRANTOR, 5238 Kostner LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to Marco and Karla Boccelli, of 2322 West Flournoy Street, Chicago, Illinois 60612, party of the second part, not as Tenants in Common but as Joint Tenants with right of survivorship, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

LOT 14 IN BLOCK 6 IN ARCHER HIGHLAND ADDITION, BEING H. H. WESSEL AND COMPANY'S SUBDIVISION OF THE WEST 1/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10; ALSO THE EAST 1/4 (EXCEPT THE RAILROAD RIGHT OF WAY) OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General Real Estate Taxes for the year 2023 and subsequent years; all covenants, conditions and restrictions of record, building lines and easements, if any, applicable zoning laws, ordinances, and other governmental regulations.

Permanent Real Estate Index Number: 19-10-316-031-0000

Address of Real Estate: 5238 S. Kostner Ave., Chicago, Illinois 60632

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Authorized Members this this 28th day of March, 2024.

5238 Kostner LLC, an Illinois Limited Liability Company

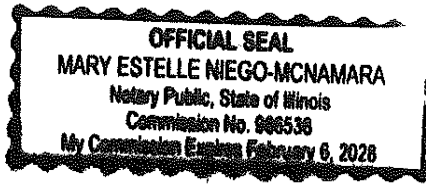
Alberto Vargas
Alberto Vargas, Member

Iris Vargas
Iris Vargas, Member

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 Alberto Vargas and Iris Vargas, the Authorized Members of 5238 Kostner LLC, an Illinois Limited Liability Company and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Authorized Members they signed, sealed, and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as their free and voluntary act and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of March, 2024.



Mary Estelle Niego-McNamara
(Notary Public)

Property of Cook County Clerk's Office