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SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2410224292 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/11/2024 12:15 PM Pg: 1 of 2

Dec ID 20240301660543
ST/Co Stamp 0-589-934-128 ST Tax \$127.00 CO Tax \$63.50
City Stamp 1-562-209-840 City Tax \$1,333.50

GIT

41079681 x 1/2 Bk

THE GRANTOR, LAWDALE REALTY LLC, an Illinois limited liability company of the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby GRANT, BARGAIN, SELL AND CONVEY to grantee, NS LEGACY LLC, *An Illinois Limited Liability Company* (GRANTEE'S ADDRESS) 3847 N. Pittsburgh, Chicago, Illinois 66034 of the County of Cook, all interest in the following described land and the improvements thereon situated in the County of Cook in the State of Illinois, legally described as follows:

LOT 4 IN BLOCK 2 IN HAZEKAMP'S SUBDIVISION OF THE NORTH 1/2 OF LOT 39 (EXCEPT THE WEST 192 FEET THEREOF) IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 25-16-401-012-0000
Address(es) of Real Estate: 311 W. 107th Place, Chicago, Illinois 60628

Together with all and singular the hereditaments and appurtenances thereto: to have and to hold the same, with the appurtenances thereto, forever, subject to following matters:
Covenants, conditions and restrictions of record, General taxes for the year 2023 and subsequent years.

Dated the JMD day of APRIL, 2024.

Lawndale Realty LLC

By


Brian Ploszay
Its, Manager

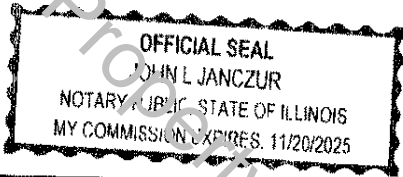
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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Brian Ploszay, Manager of Lawndale Realty LLC personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument 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 official seal, this 2nd day of APRIL 2024

[Signature] (Notary Public)



Prepared By: John Janczur
19 S. La Salle Street, Suite 1201
Chicago, IL 60603

Mqil To & Name
Steven M. Shaykin
5105 Tollview Dr. #265
Bolling Meadows, IL 60008

Address of Taxpayer:
NS Legacy LLC
3807 N. Pittsburg Ave
Chicago, IL 60631

REAL ESTATE TRANSFER TAX		09-Apr-2024
	CHICAGO:	952.50
	CTA:	381.00
	TOTAL:	1,333.50 *

25-16-401-012-0000 | 20240301660543 | 1-562-209-840

REAL ESTATE TRANSFER TAX		09-Apr-2024
	COUNTY:	63.50
	ILLINOIS:	127.00
	TOTAL:	190.50

25-16-401-012-0000 | 20240301660543 | 0-589-934-126

PROPERTY OF COOK COUNTY CLERK'S OFFICE