

UNOFFICIAL COPY



2410802130

Doc# 2410802130 Fee \$176.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/17/2024 4:02 PM
PAGE: 1 OF 5

WARRANTY DEED 774918

Statutory (ILLINOIS).

This Instrument Prepared by:

Sami Kashkeesh

Kashkeesh, Ltd.

9501 W. 144th Place, Suite 303,

Orland Park, Illinois 60462

THE GRANTOR:

Springking, LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS to

(For Recorder's Use Only)

WARRANTY DEED

THE GRANTEE:

SBSJ, LLC, an Illinois Limited Liability Company, the following described Real Estate Situated in the County of Cook, in the state of Illinois, to-wit:

~~UNIT B, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5651 W. 120TH STREET CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0616432043, IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached~~

PROPERTY INDEX NUMBER (PIN): 24-29-201-045-1002 **VOLUME:** 248

COMMONLY KNOWN AS: 5657 West 120th Street,
Alsip, Illinois 60803

SPR
5
Y
Y
R

Hereby releasing and waiving all rights under the laws if the State of Illinois, to have and hold said premises, forever. SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

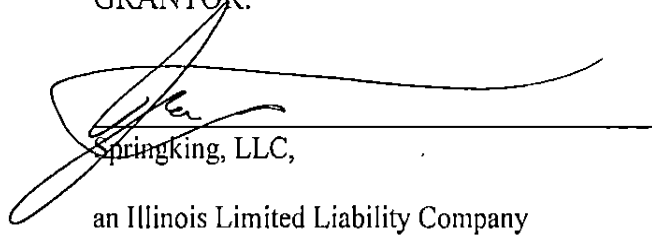
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This Property is Nonhomestead as to the Grantor.

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the 29th Day of March, 2024.

GRANTOR:


Springking, LLC,
an Illinois Limited Liability Company

John M. Tyrakowski Sr., its Authorized Agent

MAIL TAX BILLS TO:

SBSJ, LLC

~~5657 West 120th Street,~~ 17001 S. Meadowcrest Dr.
~~Alsip, Illinois 60803~~ Homer Glen IL
60491

AFTER RECORDING RETURN TO:

TKE Law C/O Bryan D. Pitts

200 N. LaSalle Street, Ste 1550,
Chicago, Illinois 60601

Property of Cook County Clerk's Office

Real Estate Transfer Tax



Village of
Alsip

Amount: \$770.

Date: 03-29-2024

Initials: JP

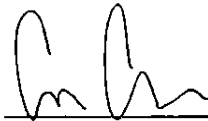
Number: 49

2024

UNOFFICIAL COPY

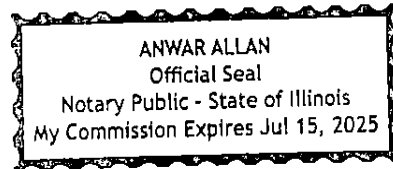
STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

The foregoing instrument was acknowledged before me this 29th day of March, 2024, by **John M. Tyrakowski Sr.**, who appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.



Notary Public

My commission expires: July 15, 2025



Property of Cook County Clerk's Office

UNOFFICIAL COPY

774918

LEGAL DESCRIPTION

UNIT B, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 5651 W. 120TH STREET CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0616432043, IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

24-29-201045-1002[®]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

16-Apr-2024



COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

24-29-201-045-1002

| 20240401678118 | 0-007-373-104