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CT 2461W065114-PL-BM (6/1)
WARRANTY DEED
Statutory (ILLINOIS)

Doc#: 2410902222 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/18/2024 12:04 PM Pg: 1 of 3

MAIL TO:
Alicia M Sroka & Associates, P.C.
17742 W Higgins Rd, Unit C102
Chicago, IL 60631

Dec ID 20240401678642
ST/Co Stamp 0-422-715-896 ST Tax \$138.00 CO Tax \$68.00
City Stamp 0-502-382-896 City Tax \$1,428.00

TAX BILL TO:
W&A Belmont Avenue LLC
3832 Kirk Street
Skokie, IL 60076

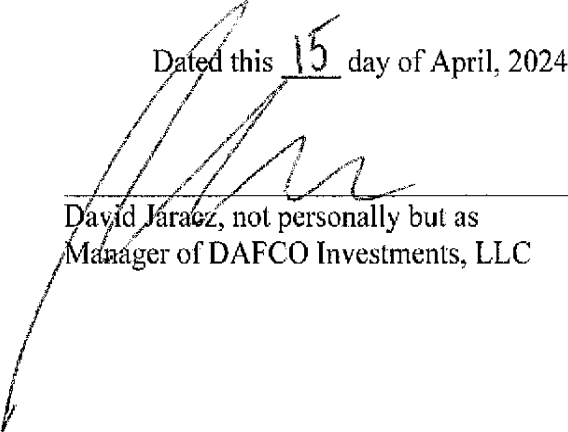
THE GRANTOR: **DAFCO Investments, LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEE: **W&A Belmont Avenue LLC**, an Illinois Limited Liability Company, having its principal business address at 3832 Kirk Street Skokie, IL 60076, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: General taxes for the 2nd installment of 2023 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable..

PERMANENT INDEX NUMBER: 16-14-401-027-0000
PROPERTY ADDRESS: 3430 W. FLOURNOY ST, CHICAGO, IL 60624

Dated this 15 day of April, 2024.



David Jaracz, not personally but as
Manager of DAFCO Investments, LLC

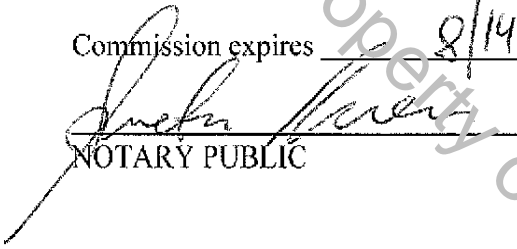
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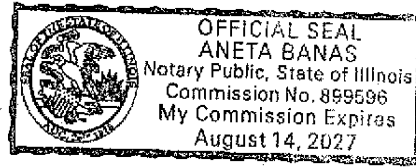
STATE OF IL)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Jaracz is 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 the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of April, 2024.

Commission expires 8/14/27.


NOTARY PUBLIC



PREPARED BY:
Alicja M. Broka & Associates, P.C
Attorney at Law
7742 W Higgins Rd, Unit C102
Chicago, Illinois 60631

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 36, EXCEPT THE NORTH 36.25 FEET OF THE WEST 12.5 FEET OF LOT 36 AND THE NORTH 28.5 FEET OF LOT 36 (EXCEPT THE WEST 12.5 FEET), IN BLOCK 8 IN GEORGE K. SCHOENBERGER'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office