

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2411520153 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/24/2024 11:26 AM Pg: 1 of 2

Dec ID 20240401685976

ST/Co Stamp 0-513-454-384 ST Tax \$700.50 CO Tax \$350.25

THE GRANTOR, **MATTOR, LLC**, an Illinois Limited Liability Company, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **MARCO BENITEZ**, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: Legal Description (see attached)

Property Index Number: **10-25-220-002-0000**
10-25-220-151-0000

Address of Real Estate: **147 Dodge Avenue**
Evanston, Illinois 60202

SUBJECT TO: Covenants, conditions and restrictions of record, building lines, public and utility easements, all applicable zoning laws and ordinances, existing leases and tenancies, if any; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general real estate taxes not yet due and payable. The Grantor certifies that this property is not subject to any homestead rights and the Grantor further certifies that Grantor resides at a different location. Grantees shall have and hold said premises forever.

Dated this day of April, 2024



MATTOR, LLC, by its manager **Mateusz Orlinski**

CITY OF EVANSTON

005508

REAL ESTATE TRANSFER TAX

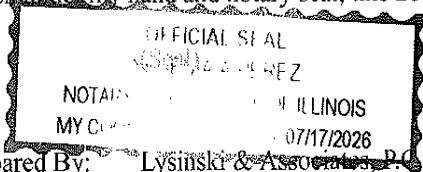
DATE: **PAID APR 22 2024**

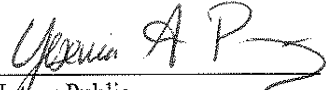
AMOUNT: **\$3505** Agent: **NH**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Mateusz Orlinski**, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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

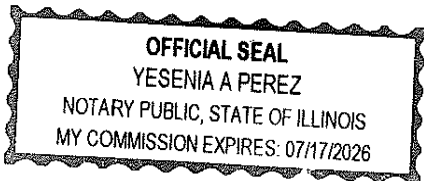



Notary Public

Prepared By: **Lysinski & Associates, P.C.**
4418 N. Milwaukee Ave.
Chicago, IL 60630
Tel. (773) 777-9888
Fax. (773) 777-5888

MAIL TO: Eric S. Sander, Esq.
8532 School Street
Morton Grove, Illinois 60053

Send subsequent tax bills to: Marco Benitez
147 Dodge Avenue
Evanston, Illinois 60202



AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

243763 213

UNOFFICIAL COPY

Legal Description

PARCEL 1:

LOT 62 IN FIRST ADDITION TO ARTHUR DUNAS' HOWARD AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN SUNSET CONSTRUCTION COMPANY, INC. SUBDIVISION, BEING A RESUBDIVISION OF LOTS 63, 64, AND 65 IN FIRST ADDITION TO ARTHUR DUNAS' HOWARD AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUNSET CONSTRUCTION CO. INC., SUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 18, 1958, AS DOCUMENT NUMBER 1807234, IN COOK COUNTY, IL.

FOR INFORMATIONAL PURPOSES ONLY:

Address: 147 Dodge Ave., Evanston, IL 60202

PIN #: 10-25-220-002-0000

PIN #: 10-25-220-151-0000

PIN #:

Township: Evanston