

A23-4634 KO

# UNOFFICIAL COPY

## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko Law, P.C.  
120 N. LaSalle St., Suite 950  
Chicago, IL 60602

Doc#: 2412024209 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 4/29/2024 10:21 AM Pg: 1 of 2  
Doc ID 20240401687461  
ST/Co Stamp 0-834-269-488 ST Tax \$361.50 CO Tax \$180.75  
City Stamp 1-633-906-992 City Tax \$3,795.75

THE GRANTOR, **LEMBERG HOMES LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by its Manager pursuant to the operating agreement of said limited liability company, CONVEYS and WARRANTS to THE GRANTEE, **ERIC PAVILON** and **SARAH RAMOS**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 28 IN BLOCK 3 IN MILLS AND VESSEY'S GLADSTONE PARK ADDITION, IN SECTIONS 5 AND 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-05-423-050-0000

Address of Real Estate: 5709 N. Mango Ave., Chicago, IL 60646

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; TO HAVE AND TO HOLD said premises forever.

**AFTER RECORDING, MAIL TO:**

Roger W. Steik  
4256 N. Arlington<sup>Hts</sup> Rd #203  
Arlington Hts IL 60004

**SEND SUBSEQUENT TAX BILLS TO:**

Eric Pavilon  
5709 N - Mango Ave.  
Chicago IL 60646

# UNOFFICIAL COPY

Dated this 25<sup>th</sup> day of April, 2024.

LEMBERG HOMES LLC

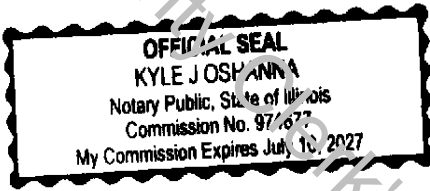
By: Alexander Demchenko  
Its Authorized Agent

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 Alexander Demchenko, being the duly authorized agent of Lemberg Homes LLC, an Illinois limited liability company ("Company"), and 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 as such agent, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, 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 seal, this 25<sup>th</sup> day of April, 2024.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX		25-Apr-2024
	CHICAGO:	2,711.25
	CTA:	1,084.50
	<b>TOTAL:</b>	<b>3,795.75 *</b>

13-05-423-050-0000 | 20240401687461 | 1-833-906-992  
\* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		25-Apr-2024
	COUNTY:	180.75
	ILLINOIS:	361.50
	<b>TOTAL:</b>	<b>542.25</b>

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