

# UNOFFICIAL COPY

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(Alex Demchenko )

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ST/Co Stamp 0-162-761-008 ST Tax \$53.00 CO Tax \$26.50

**FIRST AMERICAN TITLE**  
**FILE # AF1042809**

## RECORDING COVER PAGE

Permanent Parcel Number:

19-06-106-052-1005

Property Address:

4043 South Harlem Avenue

Unit 5

Stickney, Illinois 60402

Prepared By: Colby M. Green, Esq 838 Park Avenue, River Forest, Illinois 60305

Name

Address

City, State & Zip Code

\*Please note – This cover page has been attached to the document for recording purpose.  
It is a permanent part of the document and has been included in the page count.

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## WARRANTY DEED

ILLINOIS STATUTORY

MAIL TO:

Alex Demchenko  
Demchenko Law, P.C.  
120 North LaSalle Street, Suite 950  
Chicago, Illinois 60602

NAME & ADDRESS OF TAXPAYER:

~~DPA Chicago, LLC~~ **NOVAK HOLDS II, LLC**  
923 Dillon Drive 2951 <sup>10 Lincoln</sup>  
~~Wood Dale, Illinois 60191~~ **Chicago 60657** (Ce)

THE GRANTOR(S) **GABRIEL ARROYO**, unmarried, of Cicero, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to ~~DPA CHICAGO, LLC~~, an Illinois limited liability company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit: **NOVAK HOLDS II, LLC** (Ce)

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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. This property is not homestead as to Grantor or Grantor's spouse, if any.

Permanent Index Number(s): 19-06-106-052-1005

Property Address: 4043 South Harlem Avenue, Unit 5, Stickney, Illinois 60402

Dated this 15 TH day of April, 2024.

Gabriel Arroyo  
GABRIEL ARROYO



VILLAGE OF STICKNEY  
REAL ESTATE TRANSFER TAX

DATE 4-26-2024  
AMOUNT PAID \$ 265-



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## EXHIBIT A

### LEGAL DESCRIPTION

#### Legal Description: Parcel 1:

Unit No. 5 in Forest View of Stickney Condominiums, as delineated and defined on a plat of survey of the following described tract of land: Lot 25 (except the North 12.32 feet) and all of Lot 26 in Block 3 in New Bohemia Home Addition, being a subdivision of Lots 34 and 35 in Circuit Court Partition of the Northwest quarter of Section 6, Township 38 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 23, 1914 as document no. 5380615, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded June 2, 2000 as document no. 00400813, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of parking space no. 5 as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto, recorded as document no. 00400813.

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Property of Cook County Clerk's Office