UNOFFICIAL COPY

Mail To:	
(Alex Demchenko)
Demchencko Law P.C	
120 N LaSalle Street, Suite 950	
Chicago, II 60602	

Doc#. 2412024547 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 4/29/2024 2:37 PM Pg: 1 of 4

Dec ID 20240401685699

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

The Clark Office

FIRST AMERICAN TITLE FILE # AF 1040809

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.

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

MAIL TO:

Alex Demchenko
Demchenko Law, P.C.
120 North LaSalle Street, Suite 950
Chicago, J'incis 60602

NAME & ADDRESS OF TAXPAYER:

DPA Chicago, LLC MOWAK HOLDS FLAC

923 Dillon Drive 295/ DL mode

Wood Dute, Illinois 60131

Chicago 6065

THE GRANTOR(S) GABRIEL ARP.CYO, unmarried, of Cicero, Illinois, for and in consideration of <u>TEN</u> DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **BPACE CONVEY**, an Illinois limited liability company, all interest in the following described realiestate situated in the County of Cook, in the State of Illinois, to-wit:

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 _____TH day of April, 2024.

VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX
DATE 4 · 26 · 202

AMOUNT PAID \$ 265 -

2412024547 Page: 3 of 4

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GABRIEL ARROYO (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/her free and voluntary ext. for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my and notarial sea this 15 th day of April, 2024.

Notary Public

My commission expires on

5

20.24

COLBY M GREEN
Official Seal
Notary Public - State of Illinois
Av Commission Expires Dec 15, 200

NAME AND ADDRESS OF PREPARER:

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

2412024547 Page: 4 of 4

UNOFFICIAL COPY

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 intérest 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.

Permanent Index #'s: 19-06-106-052-1005

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