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(Alex Demchenko)

Demchenko Law P.C

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Chicago, IL 60602

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/29/2024 3:08 PM Pg: 1 of 4

Doc ID 20240401685692

ST/Co Stamp 1-418-561-840 ST Tax \$85.00 CO Tax \$42.50

FIRST AMERICAN TITLE
FILE # AF0040873

RECORDING COVER PAGE

Permanent Parcel Number:

19-06-106-052-1009

Property Address:

4043 South Harlem Avenue

Unit 9

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~~ *NUWAK HOLDINGS II, LLC*
~~923 Dillon Drive~~ *2451 N. Lincoln*
~~Wood Dale, Illinois 60191~~
Chicago 60657

THE GRANTOR(S) **OCTAVIO A. BALLESTEROS**, unmarried, of Elmwood Park, 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: *NUWAK HOLDINGS II, LLC*

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): 19-06-106-052-1009

Property Address: 4043 South Harlem Avenue, Unit 9, Stickney, Illinois 60402

Dated this 15 TH day of April, 2024.



VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX

DATE 4-26-2024

AMOUNT PAID \$ 425-

Octavio A. Ballesteros

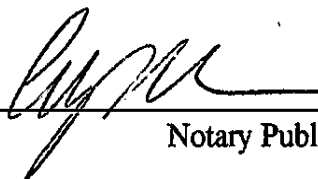
OCTAVIO A. BALLESTEROS

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STATE OF ILLINOIS)
) SS.
County of COOK)

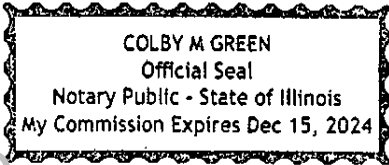
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **OCTAVIO A. BALLESTEROS** (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged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

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



Notary Public

My commission expires on Dec 15 2024.



NAME AND ADDRESS OF PREPARER:

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

CLERK'S OFFICE OF COOK COUNTY

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 9 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. 9 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