

UNOFFICIAL COPY

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THIS DOCUMENT PREPARED BY:

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Pedersen & Houpt, P.C.
161 N. Clark Street, Suite 2700
Chicago, IL 60601

Doc#: 2416920338 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/17/2024 2:04 PM Pg: 1 of 2

Doc ID 20240601623839

ST/Co Stamp 2-101-927-216 ST Tax \$1,400.00 CO Tax \$700.00

City Stamp 2-143-657-264 City Tax \$14,700.00

AFTER RECORDING, RETURN TO:

Marc H. Pullman, Esq.
900 Skokie Blvd, Suite 106
Northbrook, IL 60062

MAIL FUTURE TAX BILLS TO:

Chicago Property Firm LLC
2348 W. Grand Avenue
Chicago, IL 60612

Above Space For Recorder's Use Only

WARRANTY DEED

For and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration, 1060 MILWAUKEE LLC, an Illinois limited liability company ("Grantor"), convey and warrant to 1056-60 N MILWAUKEE LLC, an Illinois limited liability company ("Grantee"), the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 22 IN BLOCK 1 IN MCCAGG'S SUBDIVISION OF BLOCK 19 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-05-308-086-0000

Common Address: 1060 N. Milwaukee, Chicago, Illinois 60642

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable; and the rights of tenants under existing leases affecting the Property.

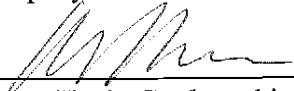
[Signature page follows]

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IN WITNESS WHEREOF, this Warranty Deed is executed as of June 12th, 2024.

GRANTOR:

1060 MILWAUKEE LLC, an Illinois limited liability company

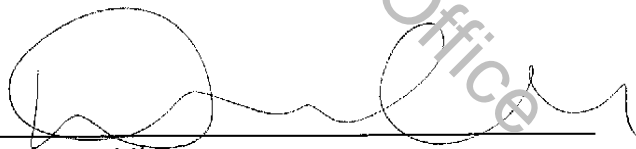
By: 
Name: Kevin Gratkowski
Title: Sole Member

Property of COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Danelia Marquez, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Kevin Gratkowski, as the Sole Member of 1060 Milwaukee LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered the said instrument on behalf of said entity, as their own free and voluntary act, and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 12th day of June, 2024.


Notary Public

My commission expires: 9-25-2024

