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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1904215022 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/11/2019 12:36 PM Pg: 1 of 2

Dec ID 20190201694257
ST/CO Stamp 0-065-726-880 ST Tax \$50.00 CO Tax \$25.00
City Stamp 2-112-547-232 City Tax: \$525.00

18CSA 7730150P
lot 1
Chicago Title

THE GRANTOR, Lawler & Hamlin Properties, LLC, a corporation 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 IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Karaja Group LLC (**GRANTEE'S ADDRESS**) 6118 Roosevelt Rd B, Oak Park, IL 60304, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 1/2 OF LOT 3 IN BLOCK 10 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 32 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *if any, provided they do not interfere with the current use & the enjoyment of property*

Permanent Real Estate Index Number(s): 20-23-121-025-0000
Address(es) of Real Estate: 6610 S. Drexel Ave., Chicago, IL 60617

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager this 8 day of February, 2019.

Lawler & Hamlin Properties, LLC

By James B. Williams
James B. Williams
Manager

Attest _____

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that James B. Williams, personally known to me to be the Manager of the Lawler & Hamlin Properties, LLC, and he, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8 day of FEB 2019



Mary Reed (Notary Public)

Prepared By: Thomas S. Leonard
Leonard & Associates
17103 Oak Park Avenue
Tinley Park, IL 60477

Mail To:

Chad M. Poznansky
Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, IL 60601

Name & Address of Taxpayer:

Karaja Group LLC
6118 Roosevelt Rd B
Oak Park, IL 60304

Property of Cook County Clerk's Office