

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, WINDFALL PLAZA, LLC, an Illinois limited liability company, for and in consideration of ten dollars (\$10.00) in hand paid, **CONVEYS AND WARRANTS TO THE GRANTEE, KYC VENTURES LLC**, Georgia limited liability company,* the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

* having an address of 7425 Kemper Drive, Johns Creek, GA 30097

(See Exhibit A attached hereto for Legal Description.)

Subject to: covenants, conditions, and restrictions of record; public and utility easements so long as they do not interfere with Grantee's intended use; acts done by or suffered through Grantee; and general real estate taxes not yet due and payable.

P.I.N.: 25-32-116-032-0000 and 25-32-116-033-0000

Street Address: 1401-1413 West 127th Street, Calumet Park, IL 60827 and 12700 S. Loomis St., Calumet Park, IL 60827

Dated this 1st day of November, 2019.



Doc# 1932634102 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2019 01:34 PM PG: 1 OF 3

FIDELITY NATIONAL TITLE FCH19006584T

1 of 1

WINDFALL PLAZA, LLC

By: [Signature]
Name: EDDIE JULING NI
Its: Manager

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P 3
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INT [Signature]

Real Estate Transfer Tax \$500.00
Real Estate Transfer Tax \$500.00
Real Estate Transfer Tax \$500.00
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Real Estate Transfer Tax \$500.00

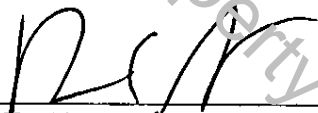


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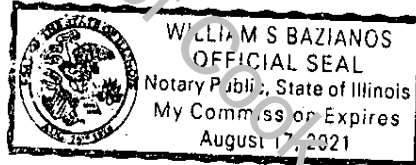
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that EDDIE JULING NI, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Manager of Company, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 14th day of November, 2019.





NOTARY PUBLIC



Real Estate Transfer Tax
\$500.00




Real Estate Transfer Tax
\$500.00


Real Estate Transfer Tax
\$50.00


Real Estate Transfer Tax
\$25.00


Real Estate Transfer Tax
\$500.00


Send Subsequent Tax Bills to:
KYC Ventures LLC
7425 Kemper Drive
Johns Creek, GA 30097

REAL ESTATE TRANSFER TAX		22-Nov-2019
		COUNTY: 1,207.50
		ILLINOIS: 2,415.00
		TOTAL: 3,622.50
25-32-116-032-0000		20191101634751 0-399-037-968

This Instrument Prepared By:
William S. Bazianos, Esq.
Bazianos Law, LLC
2 North Riverside Plaza
Suite 1850
Chicago, Illinois 60606

After Recording Return to:



Fidelity National Title.

National Commercial Services
20 N. Clark St. Ste. #220
Chicago, IL 60602

Attn: Patsy Palacios

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Exhibit A

Legal Description

Parcel 1:
















THE EAST 150 FEET OF THE WEST 183 FEET OF THE SOUTH 125 FEET OF THE NORTH 175 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 25 FEET OF THE NORTH 175 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) (EXCEPT THE EAST 150 FEET OF THE WEST 183 FEET OF THE SOUTH 125 FEET OF THE NORTH 175 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

P.I.N.: 25-32-116-032-0000 and 25-32-116-033-0000

Street Address: 1401-1413 West 127th Street, Calumet Park, IL 60827 and
12700 S. Loomis St., Calumet Park, IL 60827

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