

UNOFFICIAL COPY

Doc#: 2002746006 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 01/27/2020 08:44 AM Pg: 1 of 2

Dec ID 20191201667126

ST/CO Stamp 0-876-287-328 ST Tax \$2,100.00 CO Tax \$1,050.00

City Stamp 0-577-394-016 City Tax: \$22,050.00

Prepared by:

Cambi L. Cann

Law Offices of Cambi L. Cann, P.C.

22 W. Washington, Suite 1500

Chicago, Illinois 60602

After recording mail to:

Steven E. Moltz

Palmisano & Moltz

19 S. LaSalle St., Suite 900

Chicago, IL 60603

Send future tax bills to:

3051-57 LINCOLN LLC

3023 N. Clark St., Unit #198

Chicago, IL 60657

(Above space for Recorder's use only)

WARRANTY DEED

THE GRANTOR, LAKEVIEW PROPERTY DEVELOPMENT, LLC, an Illinois limited liability company ("Grantor"), having an address of 3051 North Lincoln Avenue, Chicago, Illinois 60657, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS, to 3051-57 LINCOLN LLC, an Illinois limited liability company ("Grantee"), having an address of 3023 North Clark Street, Unit #198, Chicago, Illinois 60657, all of its right, title, and interest in the following described Real Estate:

LOTS 30, 31 AND 32 IN BLOCK 5 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 14-29-109-006-0000; 14-29-109-007-0000; 14-29-109-008-0000

Commonly known as: 3051-57 North Lincoln Avenue, Chicago, Illinois 60657

SUBJECT TO: (a) general real estate taxes not yet due or payable; (b) covenants, conditions and restrictions of record; (c) special assessments or taxes confirmed or unconfirmed; (d) building lines and easements of record so long as such items do not affect the current use of the Real Estate; and (e) acts done or suffered by Grantee or anyone claiming through Grantee.

This is not a homestead property.

[Signature and notary page to follow]

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IN WITNESS WHEREOF, Grantor has executed this ~~Special~~ Warranty Deed as of the 2nd day of December, 2019.

LAKEVIEW PROPERTY DEVELOPMENT, LLC
an Illinois limited liability company

By: Judy Mayo
Judy Mayo, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Cambi L Cann, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JUDY MAYO**, Manager of Lakeview Property Development, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2nd day of December, 2019.

Notary Public
My Commission Expires: _____


