UNOFFICIAL CC

WARRANTY DEED LLC to Individual

This agreement, made this 20th day of January, 2020, between PARKLAND IV LLC a Limited Liability Company 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 Illinois, party of the first part, and David James Johnston, 9 2824 N. Sheffield Avenue, Chicage, IL 60657.

Doc#. 2002806058 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 01/28/2020 11:53 AM Pg: 1 of 2

Dec ID 20200101687271 ST/CO Stamp 1-852-433-248 ST Tax \$285.00 CO Tax \$142.50 City Stamp 1-241-729-888 City Tax: \$2,992.50

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and value of consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Member/Manager of said LLC, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

LOT 25 IN BLOCK 1 IN MILLARD AND DECKER'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, LYING SOUTH OF OGDEN AVENUE LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2159 S. Millard Ave., Chicago, IL 60623

PIN: 16-23-327-021-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility earements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

2002806058 Page: 2 of 2

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

| PARKLAND IV LLC Name of LLC | - |
|---|---|
| By: Glenn M. Brettner, Manager | |
| STATE OF COUNTY | |
| I, the undersigned Notary Public in and for said CERTIFY that, Glenn M. Brettner, personally know LLC, an Illinois Limited Liability Company and the foregoing instrument, appeared before the such Manager he signed, sealed and delivered the said LLC to be affixed thereto, pursuant to authorish his free and voluntary act, and deed of said LLC, to Given under my hand and official seal, this 220. | own to me to be the Manager of, <u>PARKLAND IV</u> he same person whose name is subscribed to the y in person, and severally acknowledged that as said instrument and caused the corporate seal of ty, given by the Member/Manager of said LLC as or the uses and purposes therein set forth. |
| OFFICIAL SEAL COMMINE GROSS pires ARY PUBLIC - STATE OF ILLINOIS COMMISSION EXPIRES:06/27/21 | Marie Drass NOTARY FUBLIC |
| This instrument prepared by: Gardi & Haught, 939 N | N. Plum Grove Rd., Ste C, Schaumburg, IL 60173 |
| MAIL TO: | SEND SUBSEQUENT TAX BILLS TO: |
| Law Offices of Maurice A. Sone, P.C. | David James Johnston |
| 831 N. Ashland Ave. | 2159 S. WITHERETAYS. 2824 N. SHEFTELD AVE |
| Chicago, IL 60622 | Chicago, IL 606 m |
| Recorder's Office Box No | |

| R | EAL ESTATE | TRANSFER T | 'AX | 24-Jan-2020 |
|---|------------|------------|----------------|---------------|
| | | | COUNTY: | 142.50 |
| | 2 | | (LLINOIS: | 285.00 |
| | | 1000 | TOTAL: | 427.50 |
| _ | 16-23-327 | -021-0000 | 20200101687271 | 1-852-433-248 |

| REAL ESTATE TRANS | FER TAX | 24-Jan-2020 |
|--------------------|----------------|---------------|
| AF. | CHICAGO: | 2,137.50 |
| | CTA: | 855,00 |
| | TOTAL: | 2,992.50 * |
| 16-23-327-021-0000 | 20200101687271 | 1-241-729-888 |

^{*} Total does not include any applicable penalty or interest due.