

UNOFFICIAL COPY

WARRANTY DEED
Limited Liability Company
to
Limited Liability Company
Statutory (Illinois)

Doc#: 2007047161 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/10/2020 11:34 AM Pg: 1 of 2

Dec ID 20200201621863
ST/CO Stamp 0-776-600-416 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-239-729-504 City Tax: \$1,837.50

2/2

THE GRANTOR(S), JTS DEVELOPMENT, LLC, an Colorado limited liability company and FRONT 9 PROPERTIES, LLC, a Michigan limited liability company, for the consideration of Ten and no/100 DOLLARS, and the other good and valuable consideration in hand paid, pursuant to authority given to the manager(s), CONVEY(S) and WARRANT(S) to:

Above Space for Recorder's Use Only

11505 S CHURCH ST REALTY, LLC
11505 S. Church Street
Chicago, Illinois 60643

all interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 11813 S. Morgan, Chicago, Illinois and legally described as:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

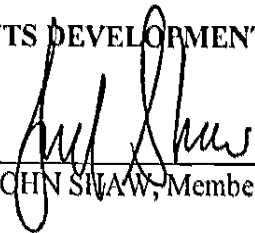
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of record and public and utility easements.

Permanent Real Estate Index Number(s): 25-20-420-003-0000

Address(es) of Real Estate: 11813 S. Morgan, Chicago, Illinois 60628-6043

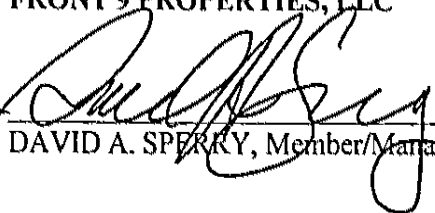
DATED this 22ND day of FEBRUARY, 2020.

JTS DEVELOPMENT, LLC



JOHN SHAW, Member/Manager (SEAL)

FRONT 9 PROPERTIES, LLC



DAVID A. SPERRY, Member/Manager (SEAL)

2002914900352

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State of Illinois, County of Cook, ss.



The undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that JOHN SHAW and DAVID A. SPERRY, the individuals signing above, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of February, 2020.

Commission expires May 25, 2020

[Signature]
NOTARY PUBLIC

This instrument was prepared by Michael C. Roberts 4042 N. Elston, Chicago, Illinois 60618
(Name and address)

LEGAL DESCRIPTION

LOT 35 AND THE SOUTH 1/2 OF LOT 36 IN BLOCK 3 IN RESUBDIVISION OF THE WEST 1/2 OF BLOCKS 8 AND 11 AND ALL OF BLOCKS 9 AND 10 (EXCEPT LOTS 19, 22, AND 23 IN BLOCK 10) IN ORIGINAL SUBDIVISION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**OF THE SOUTHEAST QUARTER*

MAIL TO:

VINCENT INCOPERO
(Name)
381 N. YORK, SUITE 18
(Address)
ELMHURST, IL 60126
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

11505 S CHURCH ST REALTY, LLC
(Name)
11505 S. CHURCH ST
(Address)
CHICAGO, IL 60643
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____