

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

UNOFFICIAL COPY



THIS DOCUMENT WAS PREPARED BY:

Riemer & Braunstein LLP  
71 S. Wacker Drive, Suite 2515  
Chicago, IL 60606  
Attn: Phillip J. Block, Esq.

Doc# 2007110138 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/11/2020 02:31 PM PG: 1 OF 4



AFTER RECORDEING RETURN TO:

Kavya Realty, LLC  
9333 S. Melva Ave.  
Oak Lawn, IL 60453

IL2002972 1 of 3

WARRANTY DEED

This Warranty Deed is made as of this 2<sup>nd</sup> day of March, 2020, by **200 ELM REALTY, LLC**, a Maine limited liability company ("Grantor"), to **KAVYA REALTY, LLC**, an Illinois limited liability company.


WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on **Exhibit A** attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is being conveyed subject to those title exceptions and other matters set forth on **Exhibit B** attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto Grantee and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the title exceptions and other matters set forth on **Exhibit B** attached hereto.

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P #166  
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SC  
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INT #



[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		11-Mar-2020
	CHICAGO:	3,450.00
	CTA:	1,380.00
	TOTAL:	4,830.00 *

25-21-101-001-0000 | 20200301636371 | 2-115-534-688

\* Total does not include any applicable penalty or interest due.

2593933.1

REAL ESTATE TRANSFER TAX		11-Mar-2020
	COUNTY:	230.00
	ILLINOIS:	460.00
	TOTAL:	690.00

25-21-101-001-0000 | 20200301636371 | 1-065-021-280

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above written.

**GRANTOR:**

**200 ELM REALTY, LLC,**  
a Maine limited liability company

By: [Signature]  
Name: PATRICK DIGNAN  
Title: AUTHORIZED SIGNATORY

STATE OF Massachusetts )  
COUNTY OF Suffolk )

ss:

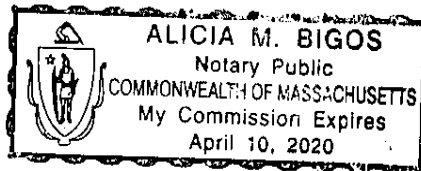
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Patrick Dignan, as Authorized Sign of Northeast Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument as said officer, appeared before me this day in person and acknowledged that as such authorized signatory he/she signed and delivered said instrument as his/her 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 2nd day of March, 2020.

Alicia M. Bigos  
Notary Public

RETURN AFTER RECORDING TO:

SEND SUBSEQUENT TAX BILLS TO:



# UNOFFICIAL COPY

EXHIBIT A TO DEED

LEGAL DESCRIPTION

LOT 28 (EXCEPT THE EAST 72.15 FEET THEREOF) IN BLOCK 7 IN THE FOURTH ADDITION TO SHELDON HEIGHTS, A SUBDIVISION IN WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

723 W. 111th St., Chicago, IL

PIN: 05-21-101-001-0000

Property of Cook County Clerk's Office

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## EXHIBIT B TO DEED

### PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Easements, or claims of easements, not shown by the Public Records
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
7. General taxes for the year 2019, 2020 and thereafter.

Tax Number: 25-21-101-001-0000

Total amount of taxes for 2019: \$12,320.91

The first installment of 2019 taxes in the amount of \$5,776.50 is due and payable on March 3, 2020.  
The second installment of 2019 taxes and taxes for 2020 are not yet due or payable.

8. Rights of tenants under existing unrecorded leases and of all parties claiming by, through or under them.