

UNOFFICIAL COPY

Doc#: 2026733276 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2020 02:03 PM Pg: 1 of 5

Prepared by and after recording
return to:

Cambi L. Cann, Esq.
Law Office of Cambi L. Cann, P.C.
22 West Washington Street
Suite 1500
Chicago, Illinois 60602

Dec ID 20200501673914
ST/CO Stamp 0-922-828-000
City Stamp 1-209-040-096

(For Recorder's Use Only)

WARRANTY DEED

CURVE DEVELOPMENT LLC, a Florida limited liability company, whose mailing address is 6301 Collins Avenue, Suite 3403, Miami Beach, Florida 33141, an undivided Seventy-One and One-Half percent (71.5%) interest, to **PALM HILL B115 LLC**, a Florida limited liability company, whose mailing address is 850 West 43rd Court, c/o Larry Weinberg, Miami Beach, Florida 33140, an undivided Nine and One-Half percent (9.5%) interest, to **PALM HILL C122 LLC**, a Florida limited liability company, 850 West 43rd Court, c/o Larry Weinberg, Miami Beach, Florida 33140, an undivided Nine and One-Half percent (9.5%) interest, and to **LAB INTERNATIONAL CONSULTING LLC**, a Florida limited liability company, whose mailing address is 6301 Collins Avenue, Suite 3403, Miami Beach, Florida 33141, an undivided Nine and One-Half percent (9.5%), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to interest, **CURVE DEVELOPMENT LLC**, a Florida limited liability company ("Grantee"), its successors and assigns, in fee simple, that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof together with all appurtenances thereto and all improvements situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

[Document continues onto following page]

AFF-2013622, 113

Property of Cook County

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THIS TRANSACTION IS EXEMPT PURSUANT TO 35 ILCS 200/31-45(E).

CURVE DEVELOPMENT LLC,
a Florida limited liability company

By: 

Nils Jucaud, Manager

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever.

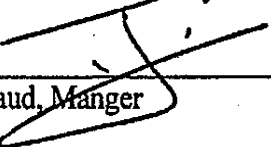
EXECUTED this 14th day of April 2020.

CURVE DEVELOPMENT LLC,
a Florida limited liability company

By: 

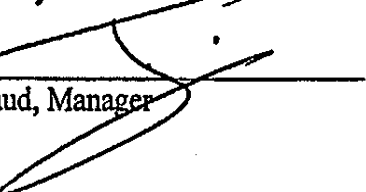
Nils Jucaud, Manager

**LAB INTERNATIONAL CONSULTING
LLC, a Florida limited liability company**

By: 

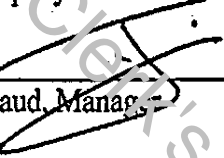
Nils Jucaud, Manager

**PALM HILL C122 LLC, a Florida limited
liability company**

By: 

Nils Jucaud, Manager

**PALM HILL B115 LLC, a Florida limited
liability company**

By: 

Nils Jucaud, Manager

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STATE OF Illinois

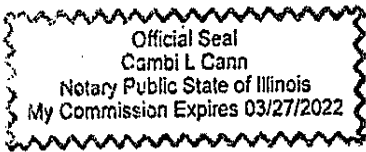
) SS

COUNTY OF Cook

)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Nils Jucaud, the Manager of Curve Development LLC, a Florida limited liability company, and also the Manager of LAB International Consulting LLC, a Florida limited liability company, and also the Manager of Palm Hill C122 LLC, an Illinois limited liability company, and also the Manager of Palm Hill B115 LLC, an Illinois limited liability company, 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 he signed and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act of such limited liability companies, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of April, 2020.



[Signature]
Notary Public
Commission Expires:

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 19, 20, 21, 22 AND 23 IN REID'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-27-425-038-0000

Commonly Known As: 446 E. 79th Street, aka 7852-56 S. Eberhart Avenue,
Chicago, Illinois 60619

	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
20-27-425-038-0000 20200501673914 1-209-040-296			
Total does not include any applicable penalty or interest due.			
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-27-425-038-0000 20200501673914 0-922-828-000			

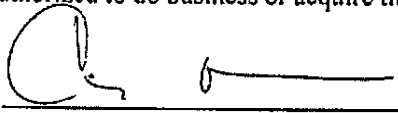
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 14, 2020

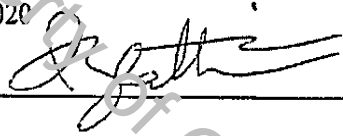
Signature: _____



Cambi L. Cann, Grantor or Agent

Subscribed and sworn to before me
by the said Grantor,
dated April 14, 2020

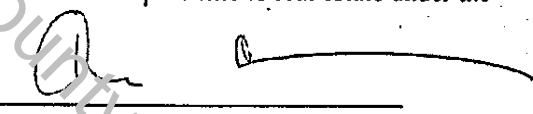
Notary Public _____



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 14, 2020

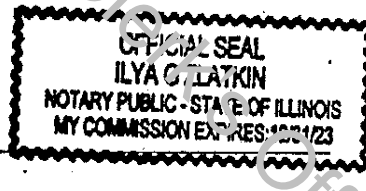
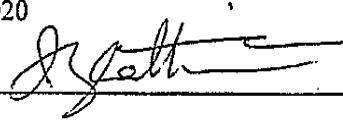
Signature: _____



Cambi L. Cann, Grantor or Agent

Subscribed and sworn to before me
by the said Grantee
dated April 14, 2020

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.