

# UNOFFICIAL COPY

Doc#: 2029217194 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/20/2020 11:55 AM Pg: 1 of 2

Dec ID 20200901682850  
ST/CO Stamp 0-305-433-056 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 1-622-944-224 City Tax: \$3,412.50

Commitment Number: 217549

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To & Mail Tax Statements To: **JASON KELLY,**

**3843 West Fillmore Street., Chicago IL 60623**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
16-14-324-509-0000**

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## GENERAL WARRANTY DEED

**SHERMAN INVESTMENT GROUP LTD, AN ILLINOIS CORP**, hereinafter grantor, of **Cook County, Illinois**, for \$325,000.00 (Three Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **JASON KELLY**, hereinafter grantee, whose tax mailing address is **3843 West Fillmore Street., Chicago IL 60623**, the following real property in Cook County, Illinois:

**LOT 38 IN GARFIELD BOULEVARD SYNDICATED ADDITION TO CHICAGO BEING A SUBDIVISION OF LOT 1 IN BLOCK 7 IN THE CIRCUIT COURT PARTITION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Property Address is: 3843 West Fillmore Street., Chicago IL 60623**

Prior instrument reference: **Doc# 2003508194**

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The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on August 28, 2020:

Lenor Sherman  
SHERMAN INVESTMENT GROUP LTD, AN ILLINOIS CORP

By: **LENOR SHERMAN**  
Its: **manager**

STATE OF Illinois  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on August 28, 2020 by **LENOR SHERMAN** its manager on behalf of **SHERMAN INVESTMENT GROUP LTD, AN ILLINOIS CORP** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jennie Condos  
Notary Public



COOK'S Office