

20 NW 7th St, Chicago, IL 60612  
**UNOFFICIAL COPY**

**WARRANTY DEED**

THE GRANTOR, 105<sup>th</sup> & Vincennes Phase One/Chicago, LLC an Illinois Limited Liability Company, of Chicago, Illinois for and in consideration of TEN AND NO/100THS DOLLARS, and other good and valuable considerations in hand paid, conveys and warrants to John Patterson, <sup>5<sup>th</sup></sup> of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, state of Illinois, to wit:

Doc#: 2031706158 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/12/2020 05:17 PM Pg: 1 of 3

Dec ID 20200801666578  
ST/CO Stamp 1-067-184-608 ST Tax \$330.00 CO Tax \$165.00  
City Stamp 1-604-055-520 City Tax: \$3,465.00

Above Space for Recorder's Use Only

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

PIN.: 25-17-122-028-0000

PROPERTY ADDRESS: 10605 S Glenroy Ave Chicago, Illinois 60643

Dated this 20<sup>th</sup> day of August, 2020.

105<sup>th</sup> and Vincennes Phase One/Chicago, LLC


By   
Boris Nichoff, Manager

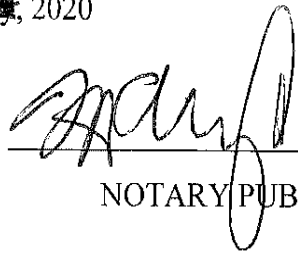
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Boris Nitchoff is personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act in his capacity as Manager of 105<sup>th</sup> & Vincennes Phase One/Chicago, LLC, an Illinois Limited Liability Company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL SEAL  
HERE

Given under my hand and official seal this <sup>August</sup> 20<sup>th</sup> day of ~~July~~, 2020

My commission expires 

  
NOTARY PUBLIC

Mail To:

Charles E. Freund  
111 N. Wabash Ave  
Suite 1605  
Chicago, IL 60602

This instrument was prepared by:

Keith W. Harrington  
77 West Washington Street, Suite 1020  
Chicago, IL 60602-2850

Tax Bills to

John Patterson  
10605 S Glenway Ave  
Chicago, IL 60643

Property of Cook County Clerk's Office

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EXHIBIT A  
Legal Description

LOT 41 IN THE RENAISSANCE AT BEVERLY RIDGE, BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION THEREOF, RECORDED DECEMBER 19, 2007, AS DOCUMENT 0735303073, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office