UNOFFICIAL COPY

WARRANTY DEED
Illinois Statutory
(LLC to LLC)

Doc#. 2034217071 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/07/2020 12:26 PM Pg: 1 of 2

Dec ID 20201001638891

ST/CO Stamp 1-402-254-304 ST Tax \$1,475.00 CO Tax \$737.50

City Stamp 2-109-559-776 City Tax: \$15,487.50

AFTER RECORDING MAIL TO: Christian T. Laden, Esq. Huck Bouma PC 1755 South Naperville Road Suite 200

Wheaton, Ilbnois 60189

NAME & ALD? ESS OF TAXPAYER:

11214 S Indiana LuC 243 Broadway #9015 Newark, NJ 07104

(above space for Recorder's use only)

THE GRANTOR, INNER CITY PROJECTS, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10,00), in hand paid and other good and valuable consideration, CONVEYS AND WARRANTS to GRANTEE, 11214 S INDIANA LLC, an Illinois limited liability company, having its principal place of business at 11214 S. Indiana Ave., Chicago, IL 60628, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 (EXCEPT THE NORTH 2 1/2 FEET THEREOF) ALL OF LOT 7 AND THE NORTH 1/2 OF LOT 8 IN BLOCK 4, IN EGAN'S ADDITION TO ROSELAND, BEING A SUBDIVISION OF PART OF LOT 1 IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS

PIN: 25-22-108-023-0000

Property Address: 11214 S. Indiana Ave., Chicago, IL 60628

Subject to: (a) General real estate taxes that are not yet due and payable, (b) all special governmental taxes or assessments confirmed or unconfirmed; (c) all acts done by or suffered through Grantees; (d) Any and all covenants, conditions, and restrictions of record, building lines and easements, if any; (e) Public and utility easements; and (f) Rights of ways for drainage ditches, tiles, feeders and laterals, if any.

This is a NON-HOMESTEAD PROPERTY, however, to the extent that the Real Estate is deemed to be a homestead property then Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK – SIGNATURES ON FOLLOWING PAGE]

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In Witness Whereof, said GRANTOR has caused its name to be signed, this 26th day of October, 2020.

INNER CITY PROJECTS, LLC,

an Illinois limited liability company

By:

STATE OF ILLINOIS

COUNTY OF DE COUNTY

I, the undersigned, a Notary Public in and for the county and state above, DO HEREBY CERTIFY that Shaunte Porce, as Sole Manager and Sole Member, and personally known to me to be the same person and acknowledged that as such Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the use and purposes stated above.

Given under my hand and notarial seal, this 26 day of September, 2020.

BUTTLAN

GAIL A LULLING Officia Scal Notary Public - State of Illinois My Commission Expires Apr 13 ≥021

My commission expires on

This instrument was prepared by:

Christian T. Laden

1755 South Naperville Road, Suite 200

Wheaton, Illinois 60189

(630) 221-1755, Fax (630) 221-1756