

UNOFFICIAL COPY

Doc#: 2102720568 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2021 04:35 PM Pg: 1 of 3

WARRANTY DEED Corporation to Individual

Dec ID 20201101666160
ST/CO Stamp 1-788-550-112 ST Tax \$265.00 CO Tax \$132.50
City Stamp 1-230-728-160 City Tax: \$2,782.50

This agreement, made this 12th day of November, 2020, between J&D Construction 55 LLC a corporation 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, party of the first part, and Ashley Bell, a single woman 6923 S Rockwell, Chicago, IL 60629

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

PARCEL 1:

LOT TWENTY-THREE (23) IN SUBDIVISION OF BLOCK ONE (1) IN STONY ISLAND ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF SECTION ONE (1), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT TWENTY-FOUR (24) IN SUBDIVISION OF BLOCK ONE (1) IN STONY ISLAND ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF SECTION ONE (1), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

FEDERAL NATIONAL TITLE

0120043263

1/2

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COMMONLY KNOWN AS: ^{Ave} 9045 S Merrill, Chicago, IL ⁶⁰⁶¹⁷ ~~60667~~

PINS: 25-01-227-023-0000; 25-01-227-024-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

J&D Construction 55 LLC
Name of Corp.

By: [Signature]
Its President

Attest: [Signature]
Its Secretary

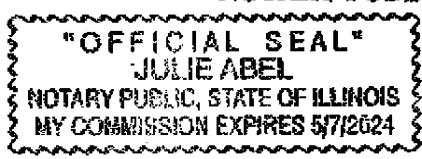
STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Bell, Member of J&D Construction 55 LLC and Donald Nickerson, Jr., Member of J&D Construction 55 LLC personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Members, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 12 day of Nov, 20 20

Commission expires 5/7, 20 24

NOTARY PUBLIC



This instrument prepared by :

MAIL TO:
Ashley Bell
9045 S Merrill Ave
Chicago IL 60617

SEND SUBSEQUENT TAX BILLS TO:
Ashly C. Bell
9045 S Merrill Ave
Chicago IL 60617

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		19-Nov-2020
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *

REAL ESTATE TRANSFER TAX		19-Nov-2020
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50