

# UNOFFICIAL COPY

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Doc# 2104922023 Fee \$61.00

Attorney John Tsoutsias  
55 E Monroe, Suite 3800  
Chicago, IL 60603

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
DAKEN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 02/18/2021 11:04 AM PG: 1 OF 6

**WARRANTY DEED**  
**Individual to limited liability company**

*This is not homestead property.*

GRANTORS, <sup>\*single</sup> Sean Fearon and <sup>\*single</sup> Patrick Keane, of County of Cook and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, CONVEY, GRANT and WARRANTIES to the GRANTEE,

**SFI PROPERTIES CHICAGO 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 ("Grantee") whose address is 47 W. Division St., Unit 186, Chicago, IL 60610  
to-wit: (all legal descriptions are attached)

Commonly known as: 6352-6362 W. Grand Avenue, Chicago, IL 60639

Permanent Index Number: 13-32-100-017-0000; 13-32-100-013-0000; 13-32-100-019-0000  
13-32-100-020-0000; 13-32-100-021-0000

Commonly known as: 3265 W. Fullerton Avenue, Chicago, IL 60647

Permanent Index Number: 13-35-207-002-0000

Commonly known as: 4028 N. Kedzie Avenue, Chicago, IL 60618

Permanent Index Number: 13-14-431-023-0000

Commonly known as: 5047 W. Belmont Avenue, Chicago, IL 60641

Permanent Index Number: 13-28-201-005-0000; 13-28-201-006-0000

Commonly known as: 3001 N. Ashland Avenue, Chicago, IL 60657

Permanent Index Number: 14-29-112-010-0000

Commonly known as: 4558 N. Elston Avenue, Chicago, IL 60630

Permanent Index Number: 13-15-224-037-0000; 13-15-224-038-0000


**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

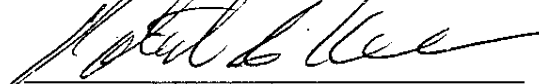
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SUBJECT TO: General real estate taxes for the year 2020 2<sup>nd</sup> installment and 2021; covenants, conditions and restrictions of record, building lines and easements if any, provided they do not interfere with the current use and enjoyment of the property, and unrecorded leases, if any.



DATED this 4 day of February, 2021.

DATED this 3<sup>rd</sup> day of February, 2021.

  
Sean Fearon

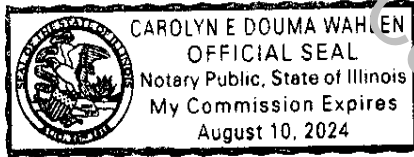
  
Patrick Keane

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK    )

REAL ESTATE TRANSFER TAX		09-Feb-2021	
		COUNTY:	1,042.25
		ILLINOIS:	2,084.50
		TOTAL:	3,126.75
13-32-100-019-0000		20210201630540   1-289-208-848	

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sean Fearon personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act and aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 04<sup>th</sup> day of February, 2021.




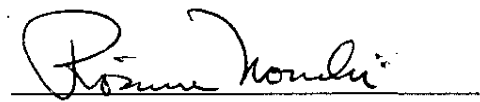
  
Notary Public

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 Patrick Keane personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the same instrument as his free and voluntary act and aforesaid, for the uses and purposes therein set forth.

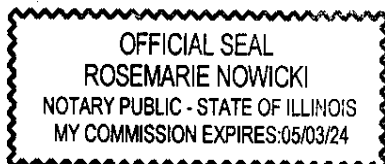
GIVEN under my hand and official seal, this 3 day of February, 2021.

REAL ESTATE TRANSFER TAX		09-Feb-2021	
	CHICAGO:	15,633.75	
	CTA:	6,253.50	
	TOTAL:	21,887.25 *	

  
Notary Public

13-32-100-019-0000 | 20210201630540 | 1-275-503-632

\*total does not include any applicable penalty or interest due.



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SEND FUTURE TAX BILLS to:

SFI PROPERTIES CHICAGO LLC  
47 W. Division St. Unit 186  
Chicago, IL 60610

Legal descriptions for all parcels follow

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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## LEGAL DESCRIPTION

### PARCEL 1:

**LOT 5 IN BLOCK 2 IN SHIPMAN, BILLAND AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 3265 W. Fullerton Avenue, Chicago, IL 60647  
PERMANENT INDEX NUMBER: 13-35-207-002-0000**

### PARCEL 2:

**LOT 75 IN SUNDMACHER AND GLADE'S SUBDIVISION OF BLOCKS 14 AND 15 OF WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY SUBDIVISION OF THAT PART LYING SOUTH AND WEST OF LITTLE FORT ROAD (NOW KNOWN AS LINCOLN AVENUE) OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 75 TAKEN FOR THE WIDENING OF ASHLAND AVENUE, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 3001 N. Ashland Avenue, Chicago, IL 60657  
PERMANENT INDEX NUMBER: 14-29-112-010-0000**

### PARCEL 3:

**THE NORTH 1/2 OF LOT 39 AND ALL OF LOT 40 IN BLOCK 4 IN WILLIAM BOLDENWECK'S ADDITION TO GRANT PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 4028 N. Kedzie Avenue, Chicago, IL 60618  
PERMANENT INDEX NUMBER: 13-14-431-023-0000**

### PARCEL 4:

**LOTS 18 AND 19 IN BLOCK 9 IN HIELD'S SUBDIVISION OF BLOCKS 1 TO 6, INCLUSIVE, AND 9 TO 12, INCLUSIVE, IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 5047 W. Belmont Avenue, Chicago, IL 60641  
PERMANENT INDEX NUMBER: 13-28-201-005-0000**

13-28-201-006-0000  
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**PARCEL 5:**

**LOTS 41 AND 42 IN BLOCK 19 IN JOHN MILLER'S IRVING PARK ADDITION, BEING A SUBDIVISION OF LOTS 2 THROUGH 6, 16 THROUGH 20, AND PART OF LOT 21 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS: 4558 N. Elston Avenue, Chicago, IL 60630  
PERMANENT INDEX NUMBER: 13-15-224-037-0000  
13-15-224-038-0000**

**PARCEL 6:****PARCEL A:**

**LOTS 17, 18, AND 19 IN BLOCK 24 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST GRAND AVENUE, ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT LR41515, IN COOK COUNTY, ILLINOIS;**

**PARCEL B:**

**LOTS 15 AND 16 IN BLOCK 24 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST GRAND AVENUE, ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT LR41515, (EXCEPT FROM SAID LOTS 15 AND 16 THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 60.50 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 72 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 16, SAID POINT BEING 38 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 38.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 15 AND 16, A DISTANCE 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 88.22 FEET TO THE POINT OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS;**

**PARCEL C:**

**THAT PART OF LOTS 15 AND 16 IN BLOCK 24 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST GRAND AVENUE, ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT LR41515, DESCRIBED**

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AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 60.50 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 72 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 16, SAID POINT BEING 38 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 16, A DISTANCE OF 38.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 15 AND 16, A DISTANCE 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 88.22 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS: 6352-6362 W. Grand Avenue, Chicago, IL 60639**

**PERMANENT INDEX NUMBER: 13-32-100-017-0000**

**13-32-100-018-0000**

**13-32-100-019-0000**

**13-32-100-020-0000**

**13-32-100-021-0000.**

Property of Cook County Clerk's Office