

# UNOFFICIAL COPY

Doc#: 2108901234 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/30/2021 10:49 AM Pg: 1 of 5

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

Dec ID 20210301664399  
ST/CO Stamp 0-040-053-264 ST Tax \$93.50 CO Tax \$46.75  
City Stamp 2-086-873-616 City Tax: \$981.75

WARRANTY DEED  
ILLINOIS STATUTORY  
Limited Liability Company

117931

THE GRANTORS, GAIL LEE BROWN, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois 60621, County of Cook, State of Illinois, MELVIN LEE, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois 60621, Cook County, State of Illinois, DEBORAH PIERCE, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois 60621, Cook County, State of Illinois, and JOYCE PIERCE, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois, Cook County, State of Illinois, and for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand PAID, CONVEY and WARRANT to Grantee, UGLY HOUSES REHAB & DEVELOPMENT, LLC, an Illinois Limited Liability Company, of 1341 East 83<sup>rd</sup> Street, Chicago, Illinois 60619, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO:

This property is not a Homestead property thereby the Homestead Exemption Laws of the State of Illinois are not applicable. TO HAVE AND TO HOLD said premises as a Limited Liability Company, forever.

Permanent Real Estate Index Number(s): 20-28-117-004-0000 (LOT 4)  
20-28-117-005-0000 (LOT 5)

Address(es) of Real Estate: 7318-20 S. STEWART AVENUE, CHICAGO, ILLINOIS 60621 - County of Cook

Dated this 4<sup>th</sup> day of FEBRUARY March, 20 21.



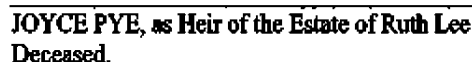
GAIL LEE BROWN, as Heir of the Estate of Ruth Lee,  
Deceased.



MELVIN LEE, as Heir of the Estate of Ruth Lee  
Deceased.



DEBORAH PIERCE, as Heir of the Estate of Ruth Lee,  
Deceased.



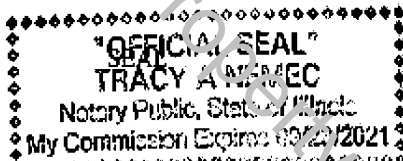
JOYCE PYE, as Heir of the Estate of Ruth Lee  
Deceased.

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GAIL LEE BROWN, as Heir of the Estate of Ruth Lee, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of March ~~FEBRUARY~~, 2021.

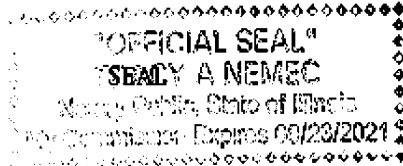


Tracy A Nemeec (Notary Public)  
My Commission Expires: 9-23, 2021.

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MELVIN LEE, as Heir of the Estate of Ruth Lee, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of March ~~FEBRUARY~~, 2021.

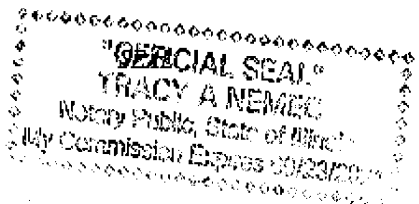


Tracy A Nemeec (Notary Public)  
My Commission Expires: 9-23, 2021.

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DEBORAH PIEL, as Heir of the Estate of Ruth Lee, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th Day of March ~~FEBRUARY~~, 2021.



Tracy A Nemeec (Notary Public)  
My Commission Expires: 9-23, 2021.

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**WARRANTY DEED  
ILLINOIS STATUTORY  
Limited Liability Company**

THE GRANTORS, GAIL LEE BROWN, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois 60621, County of Cook, State of Illinois, MELVIN LEE, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois 60621, Cook County, State of Illinois, DEBORAH PIERCE, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois 60621, Cook County, State of Illinois, and JOYCE PIERCE, as Heir to the Estate of Ruth Lee, Deceased, of 7320 S. Stewart Ave., Chicago, Illinois, Cook County, State of Illinois, and for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand PAID, CONVEY and WARRANT to Grantee, UGLY HOUSES REHAB & DEVELOPMENT, LLC, an Illinois Limited Liability Company, of 1341 East 83<sup>rd</sup> Street, Chicago, Illinois 60619, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

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Permanent Real Estate Index Number(s): 20-28-117-004-0000 (LOT 4)  
20-28-117-005-0000 (LOT 5)

Address(es) of Real Estate: 7318-20 S. STEWART AVENUE, CHICAGO, ILLINOIS 60621 - County of Cook

Dated this 28<sup>th</sup> day of FEBRUARY, 20 21.

\_\_\_\_\_  
GAIL LEE BROWN, as Heir of the Estate of Ruth Lee,  
Deceased.

\_\_\_\_\_  
MELVIN LEE, as Heir of the Estate of Ruth Lee  
Deceased.

\_\_\_\_\_  
DEBORAH PIERCE, as Heir of the Estate of Ruth Lee,  
Deceased.

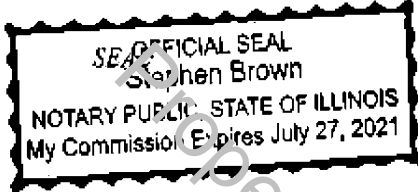
Joyce Pierce  
\_\_\_\_\_  
JOYCE PIERCE, as Heir of the Estate of Ruth Lee  
Deceased.

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOYCE PYE, as Heir of the Estate of Ruth Lee, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that sh signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

given under my hand and official seal this 28<sup>th</sup> Day of FEBRUARY, 2021.



Stephen Brown (Notary Public)  
 My Commission Expires: July 27, 2021.

*Prepared by:*  
 Leonard D. Litwin  
 HODES, GREENSTEIN & LITWIN  
 P.O. Box 1367  
 Skokie, Illinois 60076  
 312/346-9733

*Mail to:*

Ugly Houses Rehab &  
 Development, LLC  
 1341 E. 83<sup>rd</sup> Street  
 Chicago, Illinois 60619

*Name and Address of Taxpayer:*

Ugly Houses Rehab &  
 Development, LLC  
 1341 E. 83<sup>rd</sup> Street  
 Chicago, Illinois 60619

REAL ESTATE TRANSFER TAX		15-Mar-2021
	CHICAGO:	701.25
	CTA:	290.50
	TOTAL:	991.75 *

20-28-117-005-0000 | 20210301664399 | 2-088-673-616

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

REAL ESTATE TRANSFER TAX		15-Mar-2021
	COUNTY:	48.75
	ILLINOIS:	93.50
	TOTAL:	140.25

20-28-117-005-0000 | 20210301664399 | 0-040-053-284

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## EXHIBIT "A" - LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5) IN BLOCK ONE (1) IN AUBURN PARK, A SUBDIVISION IN SECTION 28,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Property of Cook County Clerk's Office