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\*2109704039D\*

Doc# 2109704039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2021 11:52 AM PG: 1 OF 4

**WARRANTY DEED**  
STATE OF ILLINOIS  
LIMITED LIABILITY COMPANY  
TO INDIVIDUAL

2065 C 017407NA  
2/4

*Above Space for Recorder's Use Only*

**THE GRANTOR, 2243 SEMINARY LLC**, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED 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 TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, AND PURSUANT TO AUTHORITY GIVEN BY THE MEMBERS OF SAID LIMITED LIABILITY COMPANY,

**CONVEYS AND WARRANTS TO SHAWN STILWELL,**

BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED 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,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

**SEE ATTACHED LEGAL DESCRIPTION.**

**PROPERTY ADDRESS: 2243 NORTH SEMINARY AVENUE, CHICAGO, ILLINOIS 60614**

**PERMANENT INDEX NUMBER(S): 14-32-207-010-0000**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS:

*December 17, 2020*

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3 4  
S 4-L  
3C  
NT JP

**REAL ESTATE TRANSFER TAX**

24-Dec-20



COUNTY: 1,239.  
ILLINOIS: 2,478.  
TOTAL: 3,717.

14-32-207-010-0000 | 20201201679714 | 0-793-042-91

**REAL ESTATE TRANSFER TAX**

24-Dec-2020



CHICAGO: 18,585.00  
CTA: 7,434.00  
TOTAL: 26,019.00

14-32-207-010-0000 | 20201201679714 | 0-633-495-521

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

*mjs*

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2243 SEMINARY LLC

BY: Michael Sato (SEAL)  
MICHAEL SATO, MANAGING MEMBER

STATE OF ILLINOIS )  
) SS:  
COUNTY OF COOK )

I, DEANNA S. RYAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MICHAEL SATO, MANAGING MEMBER OF **2243 NORTH SEMINARY LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** PERSONALLY KNOWN TO ME TO BE THE MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY AND 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 HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY AS THEIR FREE AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.


GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 24 DAY OF DECEMBER, 2020.

<b>REAL ESTATE TRANSFER TAX</b>	24-Dec-20
	COUNTY: 1,239.
	ILLINOIS: 2,478.
	TOTAL: 3,717.

NOTARY PUBLIC

MY COMMISSION EXPIRES

14-32-207-010-0000 | 20201201679714 | 0-793-042-912

<b>REAL ESTATE TRANSFER TAX</b>	24-Dec-2020
	CHICAGO: 18,585.00
	CTA: 7,434.00
	TOTAL: 26,019.00

14-32-207-010-0000 | 20201201679714 | 0-633-495-520

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

This Instrument was Prepared By:  Ryan Law Group, Ltd.  2661 N. Lincoln Ave, Floor 1  Chicago, Illinois 60614	Send Subsequent Tax Bills to:  Shawn Stilwell  2243 N. Seminary Ave  Chicago, IL 60614	After Recording Mail To:
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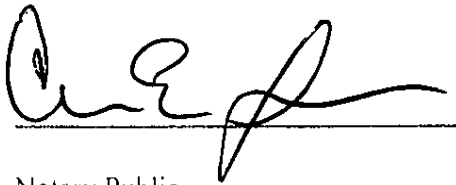
# UNOFFICIAL COPY

## Remote Notarization Certification

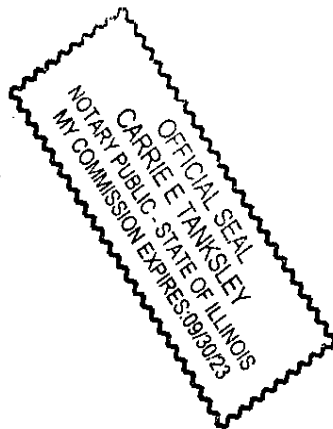
**Carrie Tanksley**

I, \_\_\_\_\_, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Michael Sato (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed (document) consisting of 2 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 17 day Of December 2020.



Notary Public



Commission Expires:

(Seal)

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CHICAGO TITLE  
COMPANY

## EXHIBIT A

Order No.: 20GSC017407NA

For APN/Parcel ID(s): 14-32-207-010-0000

LOT 13 IN SUB BLOCK 4 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 11 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office