

# UNOFFICIAL COPY

Doc#. 2109807548 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/08/2021 12:51 PM Pg: 1 of 2

## WARRANTY DEED

Limited Liability Company to Individual

Dec ID 20210201635376  
ST/CO Stamp 1-511-762-448 ST Tax \$404.00 CO Tax \$202.00  
City Stamp 1-673-953-808 City Tax: \$4,242.00

ATA / GMT Title Agency  
120 S. LaSalle Street, Suite 1240  
Chicago, IL 60603  
File # 20755509-34

This instrument, made this 4<sup>th</sup> day of February 2021, between **THE BRIXTON GROUP LLC**, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Nevada, party of the first part, and **AVAN ALLEYNE**, an individual, of 4344 South King Drive, Chicago, Illinois 60653, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), 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 member and manager of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT** unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

### LEGAL DESCRIPTION

**LOT 29 IN BLOCK 7 ON THE RESUBDIVISION OF BLOCKS 11 AND 12 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly Known As: 6234 South Rhodes Avenue, Chicago, IL 60637**

**Permanent Index Number: 20-15-418-025-0000**

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

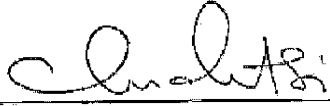
Together with all the hereditaments and appurtenances thereunto belonging, and all the right, title, interest, of the party of the first part, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

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IN WITNESS WHEREOF, said party of the first part has signed and sealed this Warranty Deed to these presents the day and year first above written.

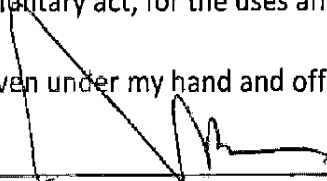
**THE BRIXTON GROUP LLC**, a Nevada Limited Liability Company

By:   
Name: Chidi Asiegbu  
Its: Manager

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

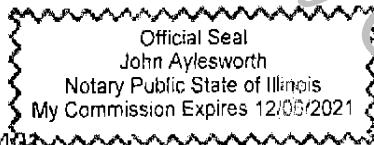
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Chidi Asiegbu**, personally known to me to be the Manager of The Brixton Group LLC, a Nevada limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, she signed, sealed and delivered the said instrument, pursuant to authority, given by Operating Agreement of said company and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of February 2021.

  
NOTARY PUBLIC

Commission expires 12-6-21

**This instrument prepared by :**  
Michael H. Wasserman, P.C.  
105 West Madison Street, Suite 401  
Chicago, IL 60602  
[www.mhwasserman.com](http://www.mhwasserman.com)  
[info@mhwasserman.com](mailto:info@mhwasserman.com)



**SEND SUBSEQUENT TAX BILLS TO:**

Avan Alleyne  
6234 S. Rhodes Avenue  
Chicago, IL 60637

**MAIL RECORDED DEED TO:**

Antonia Mills  
Attorney at Law  
1343 West Irving Park Road, Suite 13322  
Chicago IL 60613-8314