

# UNOFFICIAL COPY

Doc#: 2110508245 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/15/2021 02:51 PM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Dec ID 20201201691229  
ST/CO Stamp 1-951-780-880 ST Tax \$282.00 CO Tax \$141.00  
City Stamp 0-345-772-048 City Tax: \$2,961.00

41051093G

(c/1)

GIT

THE GRANTOR, East Woodlawn Partners, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to COMMUNITY REVITALIZATION PROJECT, LLC 6537-41 S. KIMBARK AVE., an Illinois limited liability company, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

This is NOT Homestead Property.

SUBJECT TO: current zoning laws and ordinances, general real estate taxes not yet due and payable, and covenants, conditions or restrictions of record, building lines and easements provided that (i) they do not interfere with the use and enjoyment of the real estate for construction of residential real property improvements (single family or multi-unit), and (ii) they are not violated, and (iii) they do not contain provisions for forfeiture or reversion of title upon breach, and (iv) they do not underlie any existing improvements.


Permanent Real Estate Index Number(s): 20-23-212-022-0000 20-23-212-023-0000

Address(es) of Real Estate: 6537-41 South Kimbark Ave., Chicago, IL 60637

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this:

28<sup>th</sup> day of December, 2020

East Woodlawn Partners, LLC

By:   
David M. Fishman, Manager of Northwestern Capital  
Investment Partners, LLC, one of the Managers of  
East Woodlawn Partners, LLC

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of the East Woodlawn Partners, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28<sup>th</sup> day of December, 2020



Notary Public  
*Judy A. Johnson*

Prepared by:  
John D. Cummins, Jr.  
77 W. Washington Suite 1115  
Chicago, IL 60602

Mail to:  
Marc D. Sherman  
3700W Devon Ave #E  
Lincolnwood, IL 60712

Name and Address of Taxpayer:  
Community Revitalization Project, LLC  
3200 N Saik Rd  
Arlington Heights, IL 60004-1734

REAL ESTATE TRANSFER TAX		27-Jan-2021
	COUNTY:	141.00
	ILLINOIS:	282.00
	TOTAL:	423.00
20-23-212-022-0000   20201201691229   1-951-780-880		

REAL ESTATE TRANSFER TAX		27-Jan-2021
	CHICAGO:	2,115.00
	CTA:	846.00
	TOTAL:	2,961.00*
20-23-212-022-0000   20201201691229   0-345-772-048		
*Total does not include any applicable penalty or interest due.		

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**Exhibit "A" – Legal Description**

**LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 2 IN WAIT AND MUNRO'S ADDITION TO HYDE PARK IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office