

UNOFFICIAL COPY

Doc# 2111725145 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2021 03:44 PM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20210201647649
ST/CO Stamp 0-149-543-952 ST Tax \$163.00 CO Tax \$81.50
City Stamp 0-132-837-904 City Tax: \$1,711.50

Above Space for Recorder's Use Only

THE GRANTOR(s) Breaking Ground, Inc., an Illinois corporation for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Millard Lawndale, LLC, an Illinois Limited Liability Company, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number(s): 16-14-422-011-0000; 16-14-422-012-0000

Address(es) of Real Estate: 3511-15 W. Fillmore, Chicago, IL 60624

The date of this deed of conveyance is February 23, 2021.



(SEAL) Breaking Ground, Inc. by Jeff
Dennis, its President

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Dennis personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires 8/1/2024)

Given under my hand and official seal Feb. 22. 2021, 2021

Notary Public






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LEGAL DESCRIPTION

For the premises commonly known as 3511-515 W. Fillmore, Chicago, IL 60624

LOT 5 IN BLOCK 11 IN 12TH STREET ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4, LYING SOUTH OF THE ROW OF THE CHICAGO AND GREAT WESTERN RAILROAD OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

| REAL ESTATE TRANSFER TAX | | 12-Mar-2021 |
|-----------------------------------------------------------------------------------|---------------|---------------|
|  | COUNTY: | 81.50 |
|  | ILLINOIS: | 163.00 |
| | TOTAL: | 244.50 |
| 16-14-422-011-0000 20210201647649 0-149-543-952 | | |

| REAL ESTATE TRANSFER TAX | | 12-Mar-2021 |
|-------------------------------------------------------------------------------------|---------------|-------------------|
|  | CHICAGO: | 1,222.50 |
| | CTA: | 489.00 |
| | TOTAL: | 1,711.50 * |
| 16-14-422-011-0000 20210201647649 0-149-837-904 | | |
| * Total does not include any applicable penalty or interest due. | | |

This instrument was prepared by:
 Law Office of Charles Izenstark
 2711 N. Halsted
 Chicago, IL, 60614

Send subsequent tax bills to:

*M. Daniel Lowndes LLC
 6 Convenience Center Dr.
 Champaign, IL 61820*

Recorder-mail recorded document to:

*M. Daniel Lowndes LLC
 6 Convenience Center Dr.
 Champaign, IL 61820*