

# UNOFFICIAL COPY



Doc# 2112317000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2021 09:20 AM PG: 1 OF 4

## WARRANTY DEED

THE GRANTOR, **BLACK GOLD PROPERTIES LP**, a Delaware Limited Liability Limited Partnership, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **SHAWNDALE PUGH and FATIMA SMITH-PUGH, HUSBAND AND WIFE**, of 4714 W. Washington Blvd., Chicago, IL, 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 incorporated herein by this reference.

Subject only 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.

<b>Permanent Real Estate Index Numbers</b>	<b>Address of Real Estate</b>
15-10-402-022-0000	214 S. 14 <sup>th</sup> Avenue, Maywood, IL 60153

S Y  
P 4  
S Y-1  
M \_\_\_\_\_  
SC \_\_\_\_\_  
E \_\_\_\_\_  
INT RW

Dated this \_\_\_ day of \_\_\_\_\_, 2021.

<b>REAL ESTATE TRANSFER TAX</b>		02-Apr-2021
	COUNTY:	137.50
	ILLINOIS:	275.00
	<b>TOTAL:</b>	<b>412.50</b>
15-10-402-022-0000   20210301674101   1-666-505-232		

**BLACK GOLD PROPERTIES LP**  
**SEE ATTACHED**

By: \_\_\_\_\_  
James Nahon, Manager

Real Estate Transfer Tax Paid

1100.00  
Dancha Wilson 3/25/21  
VILLAGE OF MAYWOOD

Chicago Title 216SC267034HH 1 of 2 ASV

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See Exhibit A attached hereto and incorporated herein by this reference.

Subject only 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.

Permanent Real Estate Index Numbers	Address of Real Estate
15-10-4-2-022-0000	214 S. 14 <sup>th</sup> Avenue, Maywood, IL 60153

Dated this 25 day of March, 2021.

**BLACK GOLD PROPERTIES LP**

By:  \_\_\_\_\_  
**James Nahon, Manager**

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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **JAMES NAHON, Manager of Black Gold Properties LP, a Delaware Limited Liability Limited Partnership** 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 they signed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of March, 2021.

*Shannon Kirby Pittacora*  
 \_\_\_\_\_  
 Notary Public



Send subsequent tax bills to:

Shawndale Pugh and  
 Fatima Smith-Pugh  
 214 S. 14<sup>th</sup> Avenue  
 Maywood, IL 60153

After recording send to:

Christopher Weinam, Esq.  
 705 E. 162<sup>nd</sup> St., Suite 201  
 South Holland, IL 60473

This instrument was prepared by:

James R. Pittacora  
 Nisen & Elliott, LLC.  
 200 West Adams, Suite 2400  
 Chicago, IL 60606

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## LEGAL DESCRIPTION

Order No.: 21GSC267034HH

For APN/Parcel ID(s): 15-10-402-022-0000 and 15-10-402-023-0000

LOT 67 AND THE NORTH 1/2 OF LOT 68 IN MADISON STREET ADDITION BEING A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office