

UNOFFICIAL COPY



\*21125250950\*

Doc# 2112525095 Fee \$88.00

WARRANTY DEED

Statutory (Illinois)

21132113

Old Republic Title 1/1  
9601 Southwest Highway  
Oak Lawn, IL 60453

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2021 03:42 PM PG: 1 OF 2

**THE GRANTOR, PHOENIX PROPERTY SERVICES B, LLC an Illinois Corporation, in fee simple absolute, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 UNITED STATES DOLLARS (\$10.00) and other valuable consideration in hand paid and receipt which is hereby acknowledged, CONVEYS and WARRANTS to GRANTEE, REALTOKEN LLC SERIES #87-5601 S. WOOD**

all interest of the grantee in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

**LOTS 47 AND 48 IN BLOCK 5 IN ASHLAND, A SUBDIVISION OF THE NORTH 3/4 AND THE NORTH 33 FEET OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 167 FEET THEREOF) OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

SUBJECT TO ALL: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvement not yet completed; general real estate taxes for the year 2020 and subsequent years.

**This is non-homestead property.**

**Permanent Real Estate Index Numbers(s): 20-18-212-001-0000**

**Address of Real Estate: 5601 S. Wood Street, Chicago, Illinois 60636**

Dated this 25<sup>TH</sup> day of April, 2021.

EDWARD L. SCHWEITZER

S 2  
P 2  
S 4-1  
SC      
INT JP

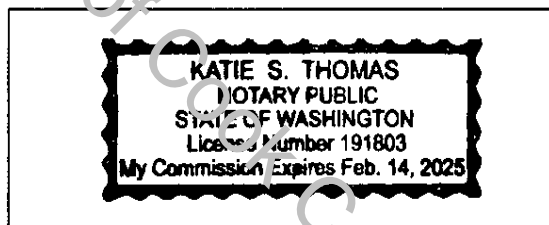
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STATE OF WASHINGTON )  
 ) SS.  
 COUNTY OF WAHKIAKUM )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that, **EDWARD L. SCHWEITZER, Member-Manager**, personally known to me to be the same person(s) whose name(s) 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.

GIVEN under my hand and notorial seal, this 5 day of April, 2021.



*Katie S. Thomas*  
 Notary Public Signature




This instrument was prepared by:

Mr. Roberto Madera, Esq.  
 R. Madera Law Offices, PC  
 Attorney for Seller  
 5609 South Pulaski Road  
 Chicago, Illinois 60629

MAIL TO: &  
 Send subsequent tax bills to:  
 RealToken LLC Series #87-5601 S. Wood  
 5601 S. Wood Street  
 Chicago, Illinois 60636

REAL ESTATE TRANSFER TAX		12-Apr-2021
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00
20-18-212-001-0000   20210301679804   0-993-557-008		

REAL ESTATE TRANSFER TAX		12-Apr-2021
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00
20-18-212-001-0000   20210301679804   0-375-182-864		

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

Mail to: \_\_\_\_\_  
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