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2114022008

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc# 2114022008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/20/2021 11:22 AM PG: 1 OF 4

THE GRANTOR, Terrapin Investments, LLC, a limited liability company created and existing under and by virtue of the laws of the State of DE 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 William Ewing, of 8936 South Ashland Ave., Chicago, IL 60620, 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: covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies, if any, visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Purchaser; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 25-06-217-038-0000



Address(es) of Real Estate: 8934 South Ashland Ave. a/k/a 8936 South Ashland Ave.
Chicago, IL 60620


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:

12th day of February, 2018

Terrapin Investments, LLC

By: 
David M. Fleischman, Manager

REAL ESTATE TRANSFER TAX		20-May-2021
	COUNTY:	10.00
	ILLINOIS:	20.00
	TOTAL:	30.00
25-06-217-038-0000 20210401607262 1-806-354-704		

REAL ESTATE TRANSFER TAX		20-May-2021
	CHICAGO:	150.00
	CTA:	60.00
	TOTAL:	210.00 *

25-06-217-038-0000 | 20210401607262 | 0-806-922-512

* Total does not include any applicable penalty or interest due

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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 Terrapin Investments, 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 12th day of February, 2018.



Judy A. Johnson
Notary Public

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

Mail to: William Ewing
8936 S. Ashland
Chicago IL 60620

Name and Address of Taxpayer:
William Ewing
8936 S. Ashland
Chicago IL 60620

Of Cook County Clerk's Office

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Exhibit "A" -- Legal Description

LOT 10 AND THE SOUTH 15 FEET OF LOT 11 IN DEWEY'S BEVERLY HILLS SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 1 AND 2, AND OF BLOCKS 1, 2, 3, 4, 5 AND 6, IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR STREETS) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

AFFIDAVIT FOR RECORDERS LABELING OF SIGNATURES AS COPIES
REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

William O. Ewing, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

WARRANT Deed
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Tellus Investments
(print name(s) of executor/grantor)

William Ewing
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

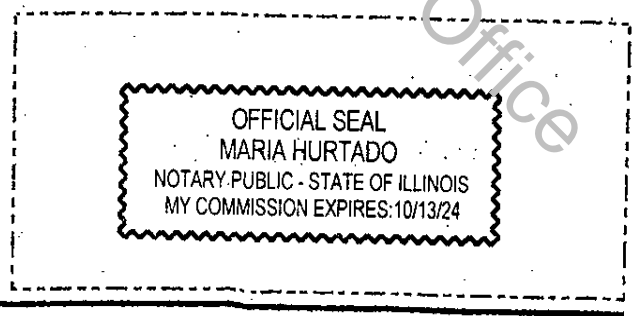
[Signature]
Affiant's Signature Above

05.20.21
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE.

May 20, 2021
Date Document Subscribed & Sworn Before Me

[Signature]
Signature of Notary Public



Only By William O. Ewing

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.