

UNOFFICIAL COPY

Doc#: 2114628291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2021 04:07 PM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY LLC TO INDIVIDUAL

Dec ID 20210201642881
ST/CO Stamp 1-623-120-912 ST Tax \$770.50 CO Tax \$385.25
City Stamp 0-549-379-088 City Tax: \$8,090.25

FIDELITY NATIONAL TITLE OC21004290

FATIC No.: OC21004290

THE GRANTOR, **Caishen, LLC – Series 2009 W. Race LLC**, of 212 Desha Rd., Unit 1, Lexington, KY 40502 a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member of said LLC, CONVEYS and WARRANTS to **Lawrence D. Colborn**, of 6N840 Roosevelt Ave., St. Charles, Kane County, IL, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 72 IN WINSLOW'S SUBDIVISION OF PART OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Subject 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, and all special government taxes or assessments confirmed or unconfirmed.


Permanent Real Estate Index Number: 17-07-124-012-0000



Address of Real Estate: 2009 W. Race Ave., Chicago, IL 60612

Dated this 19 day of Feb. 2021.

Caishen, LLC – Series 2009 W. Race

By: Raymond Yozwiak
Raymond Yozwiak, Manager

REAL ESTATE TRANSFER TAX		06-Mar-2021
	CHICAGO:	5,778.75
	GTA:	2,311.50
	TOTAL:	8,090.25 *
17-07-124-012-0000 20210201642881 0-549-379-088		
* Total does not include any applicable penalty or interest due.		

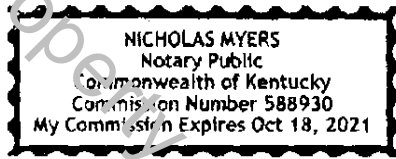
REAL ESTATE TRANSFER TAX		06-Mar-2021
	COUNTY:	385.25
	ILLINOIS:	770.50
	TOTAL:	1,155.75
17-07-124-012-0000 20210201642881 1-623-120-912		

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STATE OF Kentucky, COUNTY OF Fayette SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Raymond Yozwiak**, personally known to me to be the Manager of said LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, pursuant to the authority of the Manager of said LLC as his free and voluntary act.

Given under my hand and official seal this 19th day of Feb 2021.



Nicholas Myers
Notary Public

Prepared by:

Cerami Law Firm LLC
18450 Summit Ave. Ste. 325
Oakbrook Terrace, IL 60181

After recording, Mail to:

Lawrence Colburn
6N840 Roosevelt Ave.
St. Charles, IL 60174

GRANTEE'S ADDRESS &

Name and Address of Taxpayer:

Lawrence Colburn
6N840 Roosevelt Ave.
St. Charles, IL 60174