

FIRST AMERICAN TITLE
FILE # AF 1006575

143

WARRANTY DEED
Illinois Statutory
(LLC to LLC)

Doc#: 2114710017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2021 10:49 AM Pg: 1 of 3

Dec ID 20210501620317
ST/CO Stamp 1-968-496-912 ST Tax \$1,800.00 CO Tax \$900.00
City Stamp 1-886-306-576 City Tax: \$20,137.04

AFTER RECORDING MAIL TO:
Christian T. Laden, Esq.
Huck Bouma PC
1755 South Naperville Road
Suite 200
Wheaton, Illinois 60189

NAME & ADDRESS OF TAXPAYER:
7200 S Vincennes Investment LLC
243 Broadway #9015
Newark, NJ 07104

(above space for Recorder's use only)

THE GRANTOR, **INNER CITY PROJECTS, LLC**, an Illinois 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 the sum of Ten and no/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, CONVEYS AND WARRANTS to GRANTEE, **7200 S VINCENNES INVESTMENT LLC**, an Illinois limited liability company, having its principal place of business at 7200 S. Vincennes Ave., Chicago, IL 60621, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN(s): 20-28-212-001-0000, 20-28-212-002-0000, 20-28-212-004-0000, and 20-28-212-005-0000

Property Address: 7200 S Vincennes Ave., Chicago, IL 60621

Subject to: (a) General real estate taxes that are not yet due and payable, (b) all special governmental taxes or assessments confirmed or unconfirmed; (c) all acts done by or suffered through Grantees; (d) Any and all covenants, conditions, and restrictions of record, building lines and easements, if any; (e) Public and utility easements; and (f) Rights of ways for drainage ditches, tiles, feeders and laterals, if any.

This is a NON-HOMESTEAD PROPERTY, however, to the extent that the Real Estate is deemed to be a homestead property then Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK –
SIGNATURES ON FOLLOWING PAGE]

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 THROUGH 10 IN THE RESUBDIVISION OF BLOCK 15 IN EGGLESTON'S SECOND SUBDIVISION, BEING A SUBDIVISION ON THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SAID NORTHEAST QUARTER HERETOFORE SUBDIVIDED AS EGGLESTON'S SUBDIVISION) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 20-28-212-001-0000, 20-28-212-002-0000, 20-28-212-004-0000, and
20-28-212-005-0000

Property Address: 7200 S Vincennes Ave., Chicago, IL 60621

Property of Cook County Clerk's Office