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FILE # HT 1000 15

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 Vincenne, Ir.vestment 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**

In Witness Whereof, said GRANTOR has caused its name to be signed, this 10<sup>th</sup> day of March, 2021.

### INNER CITY PROJECTS, LLC,

an Illinois limited liability company

By:

Shaunte Porter, Sole Manager and Sole Member

STATE OF ILLINOIS

COUNTY OF

I, the undersigned, a Notary Public in and for the county and state above, DO HEREBY CERTIFY that Shaunte Porter, as Sole Manager and Sole Member, and personally known to me to be the same person and acknowledged that as such Member, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the use, and purposes stated above.

Given under my hand and notarial seal, this

day of

2021.

My commission expires on

Now y Public

This instrument was prepared by: Christian T. Laden 1755 South Naperville Road, Suite 200 Wheaton, Illinois 60189 (630) 221-1755, Fax (630) 221-1756

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## **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:

2-6
/290 S Vin.
OF COUNTY CLOTH'S OFFICE