UNOFFICIAL COPY

Doc#. 2116139022 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/10/2021 07:30 AM Pg: 1 of 5

Dec ID 20210601650900 ST/CO Stamp 1-126-316-304 ST Tax \$155.00 CO Tax \$77.50

City Stamp 0-419-104-016 City Tax: \$1,627.50

WARRANTY DEED

21026857

THIS INDENTURE, made this 26 th day of _______, 2021 by Betterway Investments LLC, a Nevada limited liability corporation, GRANTOR, for and in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does harely grant, convey and sell to, Jebb Food Services, Inc., an Illinois corporation, GRANTEF, to vest in GRANTEE, all of the following described premises in Illinois, to wit:

The property commonly known as: 539 W. 45th St., Chicago, IL 60609 Parcel Identification No. 20-04-322-011-0000 with a Legal Description as set forth in APPENDIX 1 attached hereto.

GRANTEE shall have and hold such premises subject only to the following:

- 1. general real estate taxes due and payable and subsequent taxes;
- 2. liens and encumbrances of record
- building lines and easements of record;

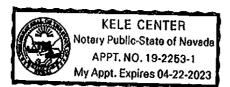
GRANTOR, for itself and its successors, warrants to GRANTEE the following.

- 1. GRANTOR has not done anything or suffered to be done anything whereby the subject premises are, or may be in any manner, encumbered;
- 2. GRANTOR is conveying to GRANTEE good and merchantable title to the subject premises;
- 3. GRANTOR will forever defend the subject premises from all persons claiming through GRANTOR, but not otherwise.

UNOFFICIAL COPY

IIA AA	TIMESS THEREOF, GI	KANTUK na	s nereunto s	set his/her hand and	ı seal:
by:	Daniel Wynn, as sole Member and authorized agent of Betterway Investments LLC, Grantor				
	RK COUNTY)			
İ	i, the undersigned, a N	lotary Publi	c in and for s	said County, in the	State aforesaid, DO
HERE	BY CERTIFY that D	aniel Wynı	n personally	y known to me o	or proven through
	actory evidence to be oing instrument, app				

Given under my hand and official seal, this day of Man, 2021



forth.

NOTARY PUBLIC

delivered the said instrument as such Grantor for the uses and purposes therein set

This instrument was prepared by: Robert J. Augenlicht, 123 W. Madison St., Ste. 700, Chicago, IL 60602

MAIL TO: Jebb Food Services, Inc., 920 Curtiss St. #666, Downers Grove IL 60621

SEND SUBSEQUENT TAX BILLS TO: Jebb Food Services, Inc., 920 Curtiss St. #666, Downers Grove IL 60621

UNOFFICIAL COPY

Appendix 1

Legal Description

LOT 16 IN BLOCK 2 IN D. N. BAKERS SUBDIVISION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-04-322-011-0000

STH COUNTY CLORA'S OFFICE Common Address: 539 3445TH STREET, Chicago, IL 60609

REAL ESTATE TRANSFER TAX

CHICAGO:

07-Jun-2021<mark>Z</mark> 1,162.50

STA:

 $465.00\frac{1}{0}$

1,627.50

JOTAL:

0-419-104-0

* Total does not include any applicable penalty or interest due 20-04-322-011-0000 | 20210601650900 |

232.50

155.00

07-Jun-202

77.50

DOOR OF C COUNTY

SIONITI COUNCE

155.06 232.56 232.56 32.56 32.50 32.50 32.50 32.50 32.50 32.50

REAL ESTATE TRANSFER TAX

C00 k

20-04-322-011-0000