

# 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 28 th day of May, 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 hereby grant, convey and sell to, **Jebb Food Services, Inc.**, an Illinois corporation, GRANTEE, 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
3. 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

IN WITNESS THEREOF, GRANTOR has hereunto set his/her hand and seal:

by: *Daniel Wynn*  
Daniel Wynn, as sole Member and authorized agent of Betterway Investments LLC, Grantor

STATE OF NEVADA )  
CLARK COUNTY ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Wynn personally known to me or proven through satisfactory evidence to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of May, 2021



*[Signature]*  
NOTARY PUBLIC

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**

Common Address: **539 W 45TH STREET, Chicago, IL 60609**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

07-Jun-2021



**CHICAGO:**

1,162.50

**ATA:**

465.00

**TOTAL:**

1,627.50\*

20-04-322-011-0000 | 20210601650900 | 0-419-104-010

\* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

07-Jun-2024



**COUNTY:**

77.50

**ILLINOIS:**

155.00

**TOTAL:**

232.50

20-04-322-011-0000

20210601650900

1-126-316-304

Property of Cook County Clerk's Office