

UNOFFICIAL COPY

Doc#: 2116517182 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2021 02:13 PM Pg: 1 of 3

Dec ID 20201101654590
ST/CO Stamp 1-879-607-264 ST Tax \$230.00 CO Tax \$115.00
City Stamp 1-714-023-392 City Tax: \$2,415.00

0 C20033402

FIDELITY NATIONAL TITLE

ABOVE SPACE IS FOR RECORDING PURPOSES OF

WARRANTY DEED

Limited Liability Company to Individual(s)

THIS AGREEMENT, made this 27th day of October 2020, between THE GRANTOR, *Sunway Realty, 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, and *Aisha Truss and Ashley Miller, married to each other, as Tenants by the Entirety*, of Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by Member(s) of said Limited Liability Company, by these presents does CONVEY(s) AND WARRANT(s) unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, in the State of Illinois, and known and described as follows, to wit:

THE NORTH 1/2 OF LOT 6 AND THE SOUTH 15 FEET OF LOT 5 IN ENGERS, COOK AND HOLINGER'S SUBDIVISION OF LOT 6 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7226 S. East End Ave, Chicago, IL 60649
Permanent Tax Number: 20-25-113-024-0000

Subject only to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements; if any, provided they do not interfere with the current use of the property.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

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And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Seller has signed and sealed this 27th day of October 2020.

Sunway Realty, LLC.
An Illinois Limited Liability Company

Woon Lee, solely in his capacity as
Member/Manager

State of Illinois)
) SS
County of Cook)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WOON LEE, personally known to me to be the Authorized Member/Manager of SUNWAY REALTY, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member/Manager, he/she signed, sealed and delivered the said instrument pursuant to authority given by the Members/Managers of said Limited Liability Company, as the free and voluntary act of the Authorized Member/Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of October, 2020.



YEMEICHUA
Notary Public

My commission expires: Sept 18, 2023

REAL ESTATE TRANSFER TAX	19-Nov-2020
CHICAGO:	1,725.00
CTA:	690.00
TOTAL:	2,415.00 *

REAL ESTATE TRANSFER TAX	19-Nov-2020
COUNTY:	115.00
ILLINOIS:	230.00
TOTAL:	345.00

20-25-113-024-0000 | 20201101654590 | 1-714-023-392
* Total does not include any applicable penalty or interest due.

20-25-113-024-0000 | 20201101654590 | 1-879-607-264

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PREPARED BY:

David C. Beener
Beener Law, Ltd.
501 W. Ogden Avenue, Suite 7
Hinsdale, Illinois 60521-3184

GRANTEE'S ADDRESS &

MAIL TO:

Joan Fenstermaker
77 W. Washington
Suite 1020
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Aisha Truss + Ashley Miller
7226 S. East End Ave
Chicago, IL 60649

Property of Cook County Clerk's Office