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FIRST AMERICAN TITLE
FILE # 3045748 2/2

This Instrument prepared by:

Keil M. Larson
Attorney at Law
35 East Wacker Drive Suite 650
Chicago, Illinois 60601
keil@keillarson.com

And after recording return to:

Omega Contracting LLC
7618 Centreville Rd.
Manassas, VA
20111

Doc#: 2119646211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 10:52 AM Pg: 1 of 4

Dec ID 20210701688916
ST/CO Stamp 1-323-908-368 ST Tax \$630.00 CO Tax \$315.00
City Stamp 1-817-238-800 City Tax: \$6,615.00

WARRANTY DEED

THIS WARRANTY DEED is made as of this 1st day of July 2021, between **Joseph Panepinto and Jerry Masterson, as co-trustees under the Sangiorgio Trust of June 30, 2017** ("Grantor"), and, **Omega Contracting LLC**, an Virginia limited liability company ("Grantee").

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does hereby grant, bargain, sell, alien, convey, warrant and confirm unto Grantee all that tract or parcel of land described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon, together with all rights, members, easements and appurtenances in any manner appertaining or belonging to said property (collectively the "Property"). This is not homestead property.

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit B attached hereto and made a part hereof. "Grantor" and "Grantee" shall include their respective successors and assigns.

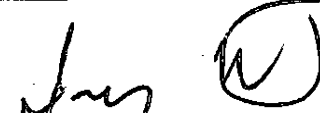
Permanent Real Estate Index Numbers: 17-18-314-051-0000

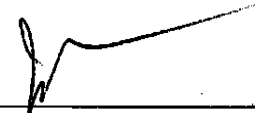
Commonly Known as: 2344 West Taylor, Chicago, Illinois 60619

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:


By: 
Name: Jerry Masterson as co-Trustee under the Sangiorgio Trust of June 30, 2017

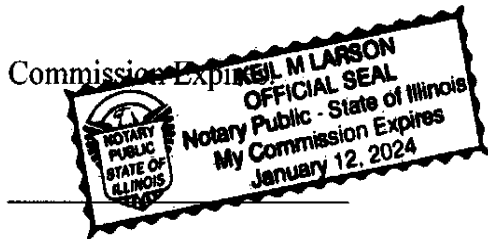
By: 
Name: Joseph Panepinto as co-Trustee under the Sangiorgio Trust of June 30, 2017

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, Keil Larson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jerry Masterson** and **Joseph Panepinto** are personally known to me and known to me as being the co-Trustee of the Sangiorgio Trust of June 30, 2017, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of June, 2021


Notary Public



Grantee's Address
Mail subsequent tax bills to:
Omega Contracting LLC
7618 Centreville Rd.
Manassas, VA
20111

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EXHIBIT A

LEGAL DESCRIPTION OF LAND

Lot 18 in Subdivision of Block 11 in Morris Subdivision of the West Half of the Southwest Quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 2344 West Taylor Street, Chicago, Illinois 60619

Permanent Index: 17-18-314-051-0000

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2020 and subsequent years, which are not yet due and payable.
2. Easements for lot, air, private right of way, etc., created by agreement between Harry Babinovitz and Ezra Vorris dated August 22, 1907 recorded August 22, 1907 as document 4085381. (Affects the North 4 feet)
3. Easements for light, air, passageway, etc., created by an agreement made by Harry Babinovitz and Ezra Vorris dated January 21, 1908 recorded January 24, 1908 as document 4152678. (Affects the West 3 feet)
4. Terms, powers and provisions of an Ordinance regarding Amending the Ordinance Designating Enterprise Zone I of City of Chicago, a copy of which was recorded as document 87191374.
5. Terms, conditions and provisions of Ordinance No. 95101 entitled Authorizing Establishment of Enterprise Zone 1 recorded April 28, 2016 as document 1611910117
6. Rights or interests of the adjoining owners in and relating to a party wall located along or adjacent to the subject property.
7. Matters done or suffered by Grantee or its agents.