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Doc# 2122145092 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2021 12:48 PM PG: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

KJF, LLC, an Illinois limited liability company  
1716 Waverly Circle  
St. Charles, IL 60174

(The Above Space for Recorder's Use Only)

THE GRANTOR KJF, LLC, an Illinois limited liability company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Elements Group Construction, LLC, an Illinois limited liability company, a Corporation licensed to conduct business in Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-33-130-064-1002

Property Address: 2030 N. Cleveland Ave., Unit 2, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead Property.

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 16<sup>th</sup> day of June 2021.

219SC048051LP

KJF, LLC, an Illinois limited liability company

By: BethAnn E. Fitzgerald  
BethAnn E. Fitzgerald, Manager

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 2 IN INGLENOOK SOUTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 97.03 FEET OF LOT 6 (EXCEPT THE NORTH 26.65 FEET THEREOF), IN SUBDIVISION IN BLOCK 1 IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24993258 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office