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PT21-75168

WARRANTY DEED ILLINOIS STATUTORY Doc#. 2126746439 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/24/2021 03:19 PM Pg: 1 of 3

Dec ID 20210901662373

ST/CO Stamp 1-465-724-688 ST Tax \$2,630.00 CO Tax \$1,315.00

City Stamp 0-667-876-112 City Tax: \$27,615.00

THE GRANTORS, Kathy Roderick aka Kathi en Roderick and Sam Landers aka Samuel Landers, husband and wife, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEY and WARRANT to GRANTEE 1745 N Wood St LLC, a Delaware limited liability company, in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 22 AND 23 IN ROSES SUBDIVISION OF BLOCK 27 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS.

Property Index Numbers:

14-31-420-006-0000

14-31-420-005-0000

Property Address:

1745-47 N. Wood Street, Chicago, IL 60622

SUBJECT TO: Covenants, conditions and restrictions of record; 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Kathy Roderick aka Kathleen Roderic

Sam Landers aka Samuel Landers

I, the undersigned, a Notery Public in and for said County, in the State aforesaid, CERTIFY THAT Kathy Roderick aka Kathleer Roderick and Sam Landers aka Samuel Landers, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknow'edged that they signed, sealed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial scal, this 17 day of AUGUST

Notary Public

OFFICIAL SEAL

MAIL RECORDED DEED TO: Seyfarth snaw LLP Attn: Melissa vandewater 233 S. Wacker Or, #8000 Chrcago (IL 60606

SEND SUBSEQUENT TAX BIL Starshot Ventures

1745-47 N. Wood Street Chicago, IL 60622

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Exhibit A

Lots 22 and 23 in Roses Subdivision of Block 27 in Sheffields Addition to Chicago in Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Prepared By: Fogarty & Fugate LLC, 1680 N. Ada St., Chicago, IL 60642

Property of Cook County Clark's Office

Legal Description PT21-75168/87