

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION

Doc#: 2127046501 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 03:51 PM Pg: 1 of 3

Dec ID 20210901682720
ST/CO Stamp 2-140-627-088 ST Tax \$152.50 CO Tax \$76.25
City Stamp 0-011-886-736 City Tax: \$1,601.25

10/1
FIRST AMERICAN TITLE
FILE # AF1014342

FATIC No.: AF1014342

THE GRANTOR, C&G Property Investments, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Nevada and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, CONVEY(S) and WARRANT(S) to Vincent Hermosilla and Christina Zeland, the County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: a) covenants, restrictions and conditions of record; b) public and private utility easements; c) applicable zoning laws ordinances and other governmental regulation; and d) general real estate taxes for the year 2020 and subsequent years.

Permanent Real Estate Index Number(s): 20-14-408-019-0000

Address(es) of Real Estate: 6126 S. Kenwood Ave
Chicago, Illinois 60637

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager.

20 day of September, 2021.

C&G Property Investments, LLC

By: Maria V. Sadat
Maria V. Sadat, Manager



First American
Title Insurance Company

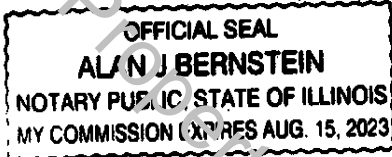
Warranty Deed - Corporation

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Maria V. Sadat personally known to me to be the Manager of C&G Property Investments, LLC and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, she signed and delivered the said instrument pursuant to authority given by the Manager of said limited liability company, as her free and voluntary act, 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 official seal this 20th day of September, 2021.



[Handwritten Signature]

Notary Public

Prepared by:
Michael B. Elman & Associates, Ltd.
10 S. LaSalle Street Suite 1420
Chicago, IL 60603

Mail to: *Michael H. Wasserman PC*
105 W Madison St., Ste 401
Chicago IL 60602

Name and Address of Taxpayer: *Grantee's Address*
Vincent Hermosilla ! Christina Zekuro
6128 South Kenwood Ave
Chicago IL 60617



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Exhibit "A" – Legal Description

THE NORTH HALF OF LOT 6 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 AND 2 IN O.R. KEITH'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

