

# UNOFFICIAL COPY

Doc# 2130604202 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/02/2021 09:54 AM Pg: 1 of 3

**PREPARED BY:**

182798

Robert N. Beaulieu

Beaulieu Law Offices, P.C.

5339 W. Belmont Avenue

Chicago, Illinois 60641

Dec ID 20211001623484

ST/CO Stamp 2-060-170-384 ST Tax \$344.00 CO Tax \$172.00

**WHEN RECORDED RETURN TO:**

Cheneka Anderson  
20776 Barker St  
Lynwood IL 60411

**MAIL TAX STATEMENTS TO:**

Cheneka Anderson and Phillon Abron

20776 Barker Street

Lynwood, Illinois 60411

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SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT** Lynwood Developers, LLC, an Illinois limited liability company, whose address is 5339 W. Belmont Avenue, Chicago, Illinois 60641 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **GRANT, CONVEY, BARGAIN AND SELL** unto Cheneka Anderson and Phillon Abron, as both single persons, joint tenants, whose address is 327 Farragut St., Park Forest, IL 60466 ("Grantee"), the following real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, in TENANTS BY THE ENTIRETY.

And Grantor, for itself, does covenant, promise and agree, to and with Grantee, that Grantor has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all

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persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**.

**SUBJECT, HOWEVER**, to (i) general real estate taxes not due and payable at the time of closing; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) applicable zoning and building laws and ordinances; (iv) roads and highways, if any; (v) public, private and utility easements, whether recorded or unrecorded, including any easements; (vi) agreements, conditions, covenants, building set-back lines and restrictions of record; (vii) encroachments, which do not materially interfere with Purchaser's use and enjoyment of the Property as a single family residence; (viii) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (ix) liens, encumbrances and other matters of title over which the title insurer is willing to insure without cost to Purchaser; (x) Purchaser's mortgage (collectively, "Permitted Exceptions"); (xi) and any state of facts which an accurate survey made of the Property as of the date hereof would show.

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed as of this 28 day of October, 2021.

**GRANTOR:**

**LYNWOOD DEVELOPERS, LLC –**  
**20776 Barker St.**, an Illinois limited liability company

By: [Signature]  
Name: R. Neil Beaulieu  
Its: Manager

State of Illinois           §  
  §  
County of Cook           §

This instrument was acknowledged before me on 10/28/21, by Robert N. Beaulieu, Managing Member of Lynwood Developers, LLC – 20776 Barker St., an Illinois limited liability company, on behalf of such limited liability company.



[Signature]  
Printed Name: MARITZA CAMPOS  
Notary Public, State of Illinois

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## EXHIBIT A

### The Property

LOT 13 IN MEADOWS UNIT 1, A SUBDIVISION OF PART OF LYNWOOD GARDENS  
UNIT 1 IN THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 15,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 33-17-302-015-0000

C/K/A 20776 BARKER ST., LYNWOOD, ILLINOIS 60411

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

Property of Cook County Clerk's Office