

23

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY (Individual to Individual)

THE GRANTOR,

Kiskeya Express, Inc., an Illinois Corporation,



Doc# 2131317022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2021 10:00 AM PG: 1 OF 2

of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to CITY LIGHTS II, LLC., an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(See reverse side for legal description)

. SUBJECT TO: General taxes for 2021 and subsequent years and covenants and restrictions of record.

Permanent Index Number(s): 17-32-401-037-0000
Property Address: 3737-59 S Racine Ave., Chicago, IL 60609

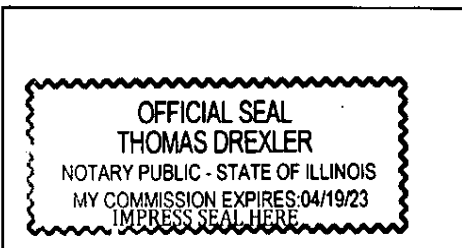
Dated this 22nd day of October, 2021

Kiskeya Express, Inc.

By Its Registered Agent (SEAL)

STATE OF ILLINOIS, County of DuPage ss.

SC
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JP
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GREGORY BERKOWITZ, personally known to me to be the Manager of Kiskeya Express, Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such , he/she signed, sealed and delivered the said instrument on behalf of said corporation, pursuant to authority, given by resolution of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth

Given under my hand and notarial seal, this 20th day of October, 2021.

Commission expires on 4/19, 2023

[Signature]
NOTARY PUBLIC

This instrument was prepared by Thomas W. Drexler, 221 N. LaSalle Street, Suite 1600, Chicago, IL 60601

21SA552107LP
NIM 1040

REAL ESTATE TRANSFER TAX	01-Nov-2021
CHICAGO:	1,935.00
CTA:	774.00
TOTAL:	2,709.00 *

17-32-401-037-0000 | 20211001618343 | 2-114-827-408

* Total does not include any applicable penalty or interest due.

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Legal Description

THAT PART OF LOTS 15 TO 34 BOTH INCLUSIVE TOGETHER WITH THE VACATED ALLEY IN THE SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE DUE NORTH ALONG THE EAST LINE OF SAID LOTS 15 TO 24 BOTH INCLUSIVE; 229.43 FEET TO A POINT ON THE NORTH WALL OF A BRICK BUILDING; THENCE NORTH 89 DEGREES 32 MINUTES 0 SECONDS WEST ALONG SAID NORTH WALL, 68.36 FEET TO A POINT ON A SEAM BETWEEN AFORESAID BRICK BUILDING AND A TWO STORY BRICK BUILDING; THENCE SOUTH 0 DEGREES 0 MINUTES 52 SECONDS EAST ALONG SAID SEAM 5.25 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 0 MINUTES 52 SECONDS EAST ALONG SAID SEAM 86.88 FEET TO A SEAM POINT COMMON TO AFORESAID BRICK BUILDING, AFORESAID TWO STORY BRICK BUILDING AND A METAL BUILDING; THENCE CONTINUING SOUTH 0 DEGREES 0 MINUTES 52 SECONDS EAST ALONG A SEAM BETWEEN AFORESAID TWO STORY BRICK BUILDING AND AFORESAID METAL BUILDING 13.60 FEET TO A CORNER SEAM COMMON TO AFORESAID TWO STORY BRICK BUILDING AND AFORESAID METAL BUILDING; THENCE SOUTH 89 DEGREES 37 MINUTES 44 SECONDS WEST ALONG SAID SEAM 30.61 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 32 SECONDS EAST ALONG SAID SEAM AND ITS SOUTHERLY EXTENSION THEREOF 123.86 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 24; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION THEREOF 141.34 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 25; THENCE DUE NORTH ALONG THE WEST LINE OF AFORESAID LOTS 25 TO 34 BOTH INCLUSIVE 228.64 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH WALL OF A FOUR STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS EAST ALONG SAID EXTENSION AND WALL 69.54 FEET TO THE NORTHEAST CORNER OF AFORESAID FOUR STORY BRICK BUILDING; THENCE SOUTH 0 DEGREES 22 MINUTES 55 SECONDS EAST ALONG THE EAST WALL OF AFORESAID FOUR STORY BRICK BUILDING 5.25 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 06 SECONDS EAST 102.32 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

P.I.N. 17-32-401-037-0000
ADDRESS: 3737-59 S. Racine Ave., Chicago, IL 60609

MAIL RECORDED DEED TO:
Susan Reedy Williams
Williams + Kite, LLC
1900 S. Highland Ave, #100
Lombard, IL 60148

MAIL FUTURE TAX BILLS TO:
Jacqueline J. Hoffman
City Lights II LLC
9993 Virginia Ave
Chicago Ridge IL 60415

OR RECORDER'S OFFICE BOX NO. _____

REAL ESTATE TRANSFER TAX

01-Nov-2021



COUNTY:	129.00
ILLINOIS:	258.00
TOTAL:	387.00