

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

1305848 162 KJM

Doc#: 2132121073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2021 07:49 AM Pg: 1 of 3

Dec ID 20211101632280
ST/CO Stamp 0-042-245-264 ST Tax \$78.00 CO Tax \$39.00
City Stamp 0-565-386-384 City Tax: \$819.00

THE GRANTOR, Fourforfive LLC, a Nevada Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Chanita-Howard Jones, a single woman, of the City of Chicago, County of Cook, State of Illinois, as Sole Owner of the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Jones-Howard

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 6807 S. Cornell Avenue, Unit 3N, Chicago, Illinois 60649
P.I.N.: 20-24-309-002-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein. As there were no tenants in the building at time Grantor acquired its interest, the tenant did not have a legal right to purchase the unit.

Dated: this 22nd day of July, 2021.

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REAL ESTATE TRANSFER TAX


12-Nov-2021



CHICAGO:	585.00
CTA:	234.00
TOTAL:	819.00 *

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

Fourforfive LLC



 Loic Pillon, Manager

REAL ESTATE TRANSFER TAX

12-Nov-2021



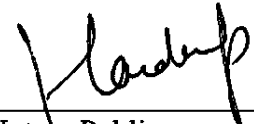
COUNTY:	39.00
ILLINOIS:	78.00
TOTAL:	117.00

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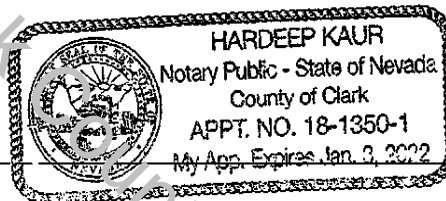
STATE OF NEVADA }
 COUNTY OF CLARK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Loic Pillon is 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 he signed and delivered the said instrument as his 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 official seal, this 22nd day of July, 2021.



 Notary Public



**THIS INSTRUMENT
 PREPARED BY:**

David L. Rudolph, Esq.
 Rudolph Kaplan LLC
 738 N. Wells St.
 Chicago, IL 60654

WHEN RECORDED

RETURN TO: Chanita Jones-Howard
15140 Wabash
South Holland, IL 60473

SEND FUTURE TAX

BILLS TO: Chanita Jones-Howard
15140 Wabash
South Holland, IL 60473

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Exhibit A - Legal Description

Parcel 1:

Unit No. 3N, in the 6807 S. Cornell Avenue Condominium, as delineated on a Plat of Survey of the following described track of land: Lots 37 and 38 in Block 6 in South Jackson Park Subdivision in the Northwest 1/2 of the Southwest 1/4 of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; Which Survey is attached as Exhibit A to the Declaration of Condominium recorded as Document Number 2036522050, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of P-2 and Porch 3N, both limited common elements as delineated and defined in the Declaration of Condominium aforesaid and any amendments thereto.

Property of Cook County Clerk's Office