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PT 21-75236
2 of 2

Doc#: 2132718392 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2021 01:08 PM Pg: 1 of 4

Dec ID 20211101644957
ST/CO Stamp 0-231-080-592 ST Tax \$749.00 CO Tax \$374.50
City Stamp 1-041-334-928 City Tax: \$7,864.50

**THIS INSTRUMENT
WAS PREPARED BY:**

Peter C. Quigley, Esq.
53 West Jackson; Suite 601
Chicago, Illinois 60604

WARRANTY DEED

THIS WARRANTY DEED is made this 14th day of November, 2021, by **KMW COMMUNITIES, LLC**, an Illinois limited liability company, (the "Grantor"), having an address of 2950 W. Chicago Ave Suite 301-C, Chicago, Illinois 60622 to **EMALEE SARAH PEARSON AND NICHOLAS ALLEN SATHER**, husband and wife, as tenants by the entirety (the "Grantee"), having an address of 633 W. North Ave., Apt 803, Chicago, Illinois 60610.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged by Grantor, and by these presents does HEREBY GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto Grantee, and its successors and assigns, forever, the property situated in the County of Cook and State of Illinois described as follows (the "Property"):

THE SOUTH 24.77 FEET OF LOT 13 IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 2 1/2 ACRES THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

Property Address: 6233 S. Greenwood Ave., Chicago, IL 60637
Permanent Index No.: 20-14-317-007-0000

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders; and all the estate, rights, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property

The Property is being conveyed subject to those title exceptions and other matters set forth on **Exhibit A** attached hereto and made a part hereof (the "Permitted Title Exceptions").

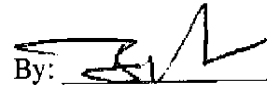
TO HAVE AND TO HOLD the Property above bargained and described unto Grantee forever; and Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor shall warrant and defend the quiet and peaceable possession of the Property, by Grantee, against all persons claiming the Property or any part thereof, by, through or under Grantor, subject to the Permitted Exceptions.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents the day and year first above written.

SELLER:

KMW COMMUNITIES, LLC,
an Illinois limited liability company

By: 
its Manager

MAIL TAX BILLS TO:

Emalee Sarah Pearson and Nicholas Allen Sather
6233 S. Greenwood Ave.
Chicago, Illinois, 60637

AFTER RECORDING RETURN TO:

~~Aiyssa Busse, Esq.~~
~~Kershner-Sledziewski Law, LLC~~
~~200 N. LaSalle, Suite 1550, Chicago, Illinois 60601~~

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

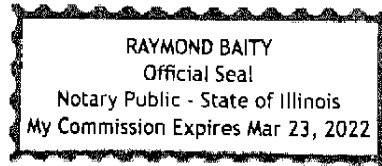
I, Raymond Baity, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that on this day personally appeared before me **Bill Williams** personally known to me to be the Manager of KMW Communities, LLC and acknowledged that he signed and delivered said instrument as his free and voluntary act, as of the date hereof.

GIVEN under my hand and official seal this 18th day of November, 2021.



Notary Public

Commission Expires March 23, 2022 {SEAL}



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EXHIBIT A

PERMITTED TITLE EXCEPTIONS

1. Real estate taxes not yet due and payable, and unconfirmed special municipal taxes or assessments and other public, private and utility easements.
2. Zoning and building laws or ordinances.
3. Easements, covenants, conditions, agreements, building lines, ordinances, and restrictions of record that do not materially and adversely affect the use of the Property as a residence.
4. Roads, alleys and highways.
5. liens, encroachments and other matters as to which Chicago Title Insurance Company commits to ensure the Grantee against loss or damage.
6. Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.

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