

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)

1200841 263 KJM

Doc#: 2136146050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2021 11:14 AM Pg: 1 of 3

Dec ID 20211201657237
ST/CO Stamp 0-821-734-032 ST Tax \$113.00 CO Tax \$56.50
City Stamp 1-954-196-112 City Tax: \$1,249.34

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 Brendon B. Carpenter, a single man, 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:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

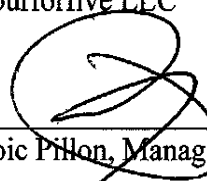
Property Address: 6807 S. Cornell Avenue Unit 2N, Chicago, Illinois 60649
P.I.N.: 20-24-309-002-0000

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, its 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.

UNOFFICIAL COPYDated: this 29th day of November, 2021.

Fourforfive LLC



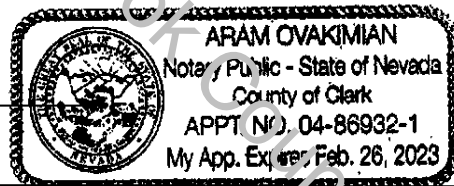
 Loic Pillon, Manager

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 forgoing 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 29th day of November, 2021.


 Notary Public
**THIS INSTRUMENT****PREPARED BY:**

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



REAL ESTATE TRANSFER TAX	17-Dec-2021
	CHICAGO: 847.50
	CTA: 339.00
	TOTAL: 1,186.50 *

20-24-309-002-0000 | 20211201657237 | 1-954-196-112

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

WHEN RECORDED**RETURN TO:**

Brendan Carpenter
1075 Grand Concourse
Apt 1A
Bronx NY 10452

REAL ESTATE TRANSFER TAX	17-Dec-2021
 	COUNTY: 56.50
	ILLINOIS: 113.00
	TOTAL: 169.50

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SEND FUTURE TAX**BILLS TO:**

Brendan Carpenter
1075 Grand Concourse
Apt 1A
Bronx NY 10452

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Exhibit A - Legal Description

Parcel 1:

Unit No. 2N, 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-3 as limited common elements as delineated and defined in the Declaration of Condominium aforesaid and any amendments thereto.