

# UNOFFICIAL COPY

After Recording mail to and send tax bill to  
Grantee's address at:

## Commercial Acquisitions, LLC

8001 Woodland Center Blvd, Suite 100

Tampa, FL 33614;

Prepared by:

Timothy Scannel

1435 W Lill Ave.

Chicago IL 60614

Doc#: 2136204138 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/28/2021 09:16 AM Pg: 1 of 3

Dec ID 20211201676551

ST/CO Stamp 1-067-244-176 ST Tax \$115.00 CO Tax \$57.50

City Stamp 0-324-262-544 City Tax: \$1,207.50



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## LIMITED WARRANTY DEED

This indenture witnesseth, that **LPREV LLC**, an Illinois limited liability company ("Grantor"), located at 1435 W Lill Ave, Chicago IL 60614, in Cook County IL, bargains, sells and conveys to **Commercial Acquisitions, LLC**, a Florida limited liability company ("Grantee"); 8001 Woodland Center Blvd, Suite 100 | Tampa, FL 33614 for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate located in Cook County, in the State of Illinois hereinafter called the "Real Estate") and described in Exhibit A attached hereto.

To have and to hold the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor, except any set forth on Exhibit B attached hereto (the "Permitted Exceptions"), and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, except for and subject to the Permitted Exceptions, but against none other.

**[Remainder of Page Intentionally Blank]**

REAL ESTATE TRANSFER TAX	27-Dec-2021
	COUNTY: 57.50
	ILLINOIS: 115.00
	TOTAL: 172.50
19-34-322-019-0000	20211201676551   1-067-244-176

REAL ESTATE TRANSFER TAX	27-Dec-2021
	CHICAGO: 802.50
	CTA: 345.00
	TOTAL: 1,207.50
19-34-322-019-0000	20211201676551   0-324-262-544
* Total does not include any applicable penalty, or interest due.	



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## EXHIBIT A

### Legal Description

LOT 241 IN SCOTTSDALE SECTION ADDITION, A SUBDIVISION OF LOTS 1 AND 2 EXCEPT THE WEST 33 FEET OF SAID LOTS 1 AND 2 OF SUBDIVISION MADE BY LEROY COOK AND OTHERS OF LOT 4 IN ASSESSOR'S DIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED NOVEMBER 7, 1902 IN COOK COUNTY, ILLINOIS.

Commonly known as: 4673 W 83<sup>rd</sup> Place, Chicago IL 60652  
Property Index No. 19-34-322-019-0000

Property of Cook County Clerk's Office