## 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 Scannell 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

This space reserved for Recorder's Use only.

### **LIMITED WARRANTY DESC**

This indenture witnessth, 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 3.614 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 thereinafter 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]

R	REAL ESTATE TRANSFER TAX			27-Dec-2021
_	400A	A	COUNTY:	57.50
			ILLINOIS:	115,09
			TOTAL:	172.50
_	19-34-322-	-019-0000	20211201676551	1-067-244-176

# **UNOFFICIAL COPY**

EXECUTED as of the 22 th day of December, 2021.

	LPREV LLC, an Illinois limited liability company
DO Ox	By: Jeans IIII Name: Timothy Scannell Title: Manager-Member
Ox	Transcriber or the control of the co
STATE OF ILLinois	
COUNTY OF COOK )	
On this 22 day of December.	2021, before me and personally appeared Timothy
Scannell, who acknowledged himself to be liability company, and the he, being authority	a ManageWember of LPREV LLC, an Illinois limited ized to do so, executed the foregoing instrument for ts free act and deed, by signing the name of Timothy
Scannell by himself as Manager-Member.	my hand.
IN WITNESS WHEREOF, I have hereunto set	my hand.
Kelly Ann Scannel	KELLY ANN SCANNELL
Notary Public	Official Seal  Notary Public - State of Illinois  Funited Section 18, 2027
Printed Name: KELLY AMA SCA.	NNEK
My Commission Expires: 12-18-2	
My County and State of Residence: Cook, I	llinois .

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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.

146.
19-34-32.

OF COOK COUNTY CLARKS OFFICE Commonly known as: 4673 W 83rd Place, Chicago IL 60652

Property Index No. 19-34-322-019-0000