

UNOFFICIAL COPY

Doc#: 2201204146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2022 07:58 AM Pg: 1 of 4

WARRANTY DEED an LLC to Individual

Dec ID 20211201680951
ST/CO Stamp 0-703-658-640 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-945-748-624 City Tax: \$5,775.00

This agreement, made this , between
Kittyhawk Properties LLC, a Limited
Liability Company created and
existing under and by virtue of the
laws of the State of Illinois and duly
authorized to transact business in the
State of Illinois, party of the first part,
and ~~Michael Lutz and Andrew Parker,~~

Miller Pilson, LLC, 5234 Lyman, Downers Grove IL
an Illinois limited liability company,

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does REMISE, RELEASE, AND CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

LOT 37 IN EVANS AND NUTTS SUBDIVISION OF 5 ACRES EAST OF AND ADJOINING THE WEST 15 ACRES OF THE NORTH QUARTER OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1645 S. Miller, Chicago, IL 60608

PIN: 17-20-403-019-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not due and payable at the time of Closing.

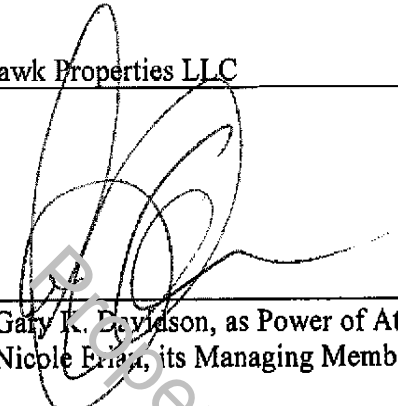
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

FIDELITY NATIONAL TITLE
OC21039619

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

Kittyhawk Properties LLC

By: 

Gary K. Davidson, as Power of Attorney for
Nicole Friar, its Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary K. Davidson, as Power of Attorney for Nicole Friar, personally known to me to be the Managing Member of Kittyhawk Properties LLC, a Limited Liability Company and 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 severally acknowledged that as such representative, he signed this instrument as his free and voluntary act.

Given under my hand and official seal, this 23rd day of December, 2021

Commission expires Feb. 6, 2022, Diane M Spallina
NOTARY PUBLIC

This instrument prepared by: Castle Law, 2 N. 129th Infantry Drive, Joliet, IL 60435



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This instrument prepared by: Castle Law, 2 N. 129th Infantry Drive, Joliet, IL 60435

MAIL TO:
Michael Lane and Andrew Parker
1645 S. Miller
Chicago, IL 60608

*5234 Lyman Ave.
Downers Grove IL
60515*

SEND SUBSEQUENT TAX BILLS TO:

Michael Lane and Andrew Parker
1645 S. Miller
Chicago, IL 60608

*5234 Lyman Ave
Downers Grove IL
60515*



Property of Cook County Clerk's Office

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COUNTY:	275.00
ILLINOIS:	550.00
TOTAL:	825.00

17-20-403-019-0000

| 20211201680951 | 0-703-658-640



CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00 *

17-20-403-019-0000 | 20211201680951 | 0-945-748-624

Total does not include any applicable penalty or interest due.

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