

UNOFFICIAL COPY

Doc# 2202410006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2022 02:57 PM Pg: 1 of 4

WARRANTY DEED (Illinois)

Return to:
Attorney James Nicodemus
2700 Patriot Boulevard, #250
Glenview, IL 60026

Dec ID 20220101695928
ST/CO Stamp 0-984-788-624 ST Tax \$213.00 CO Tax \$106.50
City Stamp 0-305-180-304 City Tax: \$2,236.50

Above Space for Recorder's Use Only

(*) 218104015 LV 10F1

The GRANTOR, **EARNEST BUYERS, LLC**, a Texas Limited Liability Company, having an address of 505 Main St 5th Flr, Fort Worth, TX 76102. WITNESSETH, that the Grantor for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT and CONVEY unto the Grantee, **Hazi Enterprise, LLC., an Illinois Limited Liability Corporation** in fee simple, the Grantors' interest in the following described real estate, situated

In the County of Cook and State of Illinois known and described as follows, to-wit:

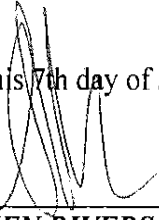
The land commonly known as 6231 N Canfield Ave., Chicago, IL 60631; having PIN# 12-01-105-069-0000.

THAT PART OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, THAT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE DRAWN PARALLEL WITH AND 993.49 FEET OF THE EAST LINE OF SAID NORTHWEST ¼ AS MEASURED, PARALLEL WITH THE NORTH LINE THEREOF 876.85 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST ¼ AS MEASURED ALONG SAID PARALLEL LINE, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ¼ 95.90 FEET THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ¼, 441.92 FEET TO THE CENTER LINE OF CANFIELD ROAD, THENCE NORTH EASTERLY ALONG THE CENTER LINE OF CANFIELD ROAD 97.24 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST ¼ 429.77 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF THE ABOVE DESCRIBED PREMISES, FROM A POINT 157 FEET 2-1/16 INCHES EAST OF THE CENTER LINE OF CANFIELD ROAD.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, unto the Grantee, their successors and assigns forever. And the Grantors, for themselves, and their successors, do covenant, promise and agree, to and with the Grantee, its successors and assigns, that they have 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 the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to 2020 and subsequent years real estate taxes and all restrictions and covenants of record.

UNOFFICIAL COPY

Dated this 7th day of January, 2022.



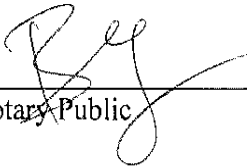
STEPHEN RIVERS
Senior Acquisition Associate of Earnest Buyers, LLC

State of TEXAS

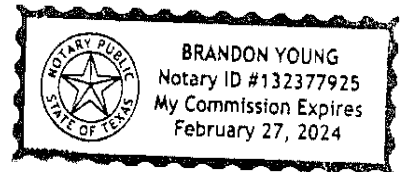
County of TARRANT

I, the undersigned, a Notary Public in and for the County and State aforesaid; DO HEREBY CERTIFY that **STEPHEN RIVERS, Senior Acquisition Associate of Earnest Buyers, LLC**, personally known to me to be the same persons whose names are subscribed above to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said Instrument, as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 7th day of January, 2022



Notary Public



Permanent Real Estate Index Number: 12-01-105-069-0000
Commonly known as: 6231 N Canfield Ave., Chicago, IL 60631

Send Future Tax Bills to:

Hazi Enterprise, LLC 2259 W. Higgins Ave Chicago
IL 60630

This instrument prepared by:
Law Offices of Laura D. Frye, Ltd.
1800 Nations Dr Suite 117
Gurnee IL 60031
Phone 847-473-6075
LauraDFrye@att.net

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF IL
 COUNTY OF COOK

Escrow No.: 21ST04015LV

Earnest Buyers, LLC, a Texas limited liability company, being duly sworn on oath, states that _____ resides at 6231 North Canfield Avenue, Chicago, IL 60631. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Earnest Buyers, LLC

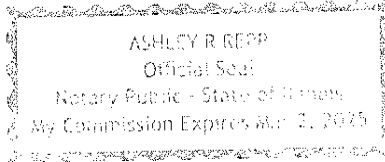
BY: *Ashley R. Repp*
By Laura D. Page, Attorney in Fact

STATE OF IL

COUNTY OF Wake

Subscribed and sworn to before me this 13 of January, 2022

Ashley R. Repp
Notary Public



Property of Cook County Clerk's Office