

UNOFFICIAL COPY

Doc#. 2202842059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/28/2022 10:15 AM Pg: 1 of 5

**Warranty Deed
Statutory (Illinois)**

Dec ID 20220101603353
ST/CO Stamp 1-058-176-656 ST Tax \$237.50 CO Tax \$118.75
City Stamp 1-681-817-232 City Tax: \$2,493.75

MAIL TAX BILL TO:
Commercial Acquisitions LLC
8001 Woodland Blvd., Ste. 100
Tampa, FL 33614

MAIL RECORDED DEED TO:
Segel Law Group Inc.
1827 Walden Office Square Ste. 450
Schaumburg, IL 60173

THE GRANTOR(S), **CATCHINGS PROPERTIES, LLC., an Illinois Limited Liability Company** of the **CITY of BOLINGBROOK, COUNTY of WILL, State of ILLINOIS, and THEODORA BANKS, an unmarried woman, of the CITY OF LYONS, COUNTY of COOK State of ILLINOIS** for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEY(S) AND WARRANT(S) to COMMERCIAL ACQUISITIONS, LLC, an ILLINOIS LIMITED LIABILITY COMPANY, of 8001 Woodland Blvd., Ste. 100 Tampa, FL 33614, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:**

PLEASE SEE THE ATTACHED LEGAL DESCRIPTION.

Permanent Index Number(s): **25-19-406-026-0000**
Property Address: **11650 S. Watkins Ave. Chicago, IL 60643**

Subject, however, to the general real estate taxes not due and payable at the time of closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises

DATED this 20 day of January, 2022.


TONY CATCHINGS, AS
MANAGING MEMBER

FIDELITY NATIONAL TITLE
OC21046435

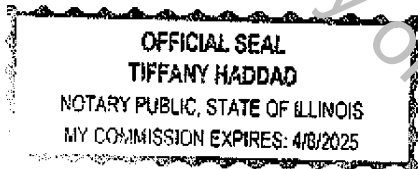
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STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **TONY CATCHINGS** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal this 20th day of Jan., 2022.




 Notary Public



	CHICAGO:	1,781.25
	CTA:	112.50
	TOTAL:	2,493.75 *

25-19-406-026-0000 | 20220101603353 | 1-681-817-232

Total does not include any applicable penalty or interest due.

		COUNTY:	118.75
		ILLINOIS:	237.50
		TOTAL:	356.25

25-19-406-026-0000 | 20220101603353 | 1-058-176-656

UNOFFICIAL COPY

DATED this 20 day of January, 2022.

Chanda Catchings
CHANDA CATCHINGS, AS
MANAGING MEMBER

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **CHANDA CATCHINGS** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal this 20th day of Jan, 2022.



Tiffany Haddad
 Notary Public

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DATED this 20th day of January, 2022.

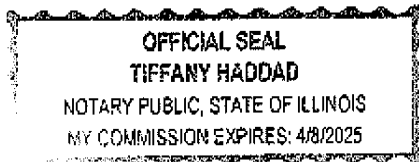
Theodora Banks
THEODORA BANKS

STATE OF ILLINOIS)
) SS
 COUNTY OF Lock)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **THEODORA BANKS** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal this 20th day of Jan, 2022.

Tiffany Haddad
 Notary Public



PREPARED BY:

LAW OFFICE OF KLUNK AND FORZLEY P.C.
 916 SOUTH STATE STREET
 LOCKPORT, IL. 60441

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Exhibit "A" – Legal Description

LOT 10 IN BLOCK 6 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THAT PART LYING EAST OF THE DUMMY TRACK, OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office