

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)

1 of 3
TRULY
TITLE
21012785-20

**THIS INDENTURE
WITNESSETH**



Doc# 2203457057 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2022 03:31 PM PG: 1 OF 2

THE ABOVE SPACE FOR RECORDER'S USE ONLY

That the Grantor, **UNITED PROPERTIES RESTORATIONS, LLC**, an Illinois Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the member of said limited liability company, hereby **CONVEYS** and **WARRANTS** to **ROSEWOOD PROPERTIES, LLC - 10225 S. PERRY AV**, an Illinois Limited Liability Company, whose address is 4745 S. Loomis Blvd., Unit 1F, Chicago, IL 60609, the following described Real Estate situated in the County of **COOK** in the State of Illinois, to wit:

LOT 10 (EXCEPT THE NORTH FIVE 5 FEET THEREOF) AND LOT 11 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 4 IN COTTAGE ADDITION TO ROSELAND, BEING A SUBDIVISION OF BLOCK 16 THE EAST 1/2 OF BLOCK 7 AND LOT 1, AND THE EAST 1/2 OF LOT THREE (3) OF BLOCK 26 OF FERNWOOD, BEING A RESUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Index No.: 25-09-429-009-0000
Property Address: 10225 S. Perry Ave.
Chicago, IL 60628

The aforementioned property is not Homestead Property under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) general real estate taxes not yet due and payable; (2) covenants, conditions and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the subject real estate.

REAL ESTATE TRANSFER TAX	03-Feb-2022
CHICAGO:	596.25
CTA:	238.50
TOTAL:	834.75

REAL ESTATE TRANSFER TAX	03-Feb-2022
COUNTY:	39.75
ILLINOIS:	79.50
TOTAL:	119.25

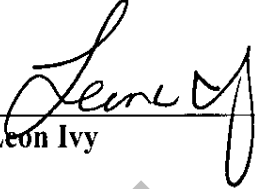
25-09-429-009-0000 | 20220101613314 | 1-928-614-288

* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date: 1-28-22

United Properties Restorations, LLC
an Illinois limited liability company

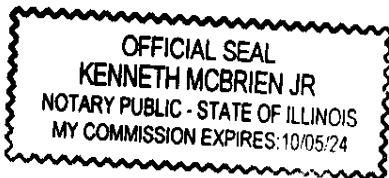

Leon Ivy

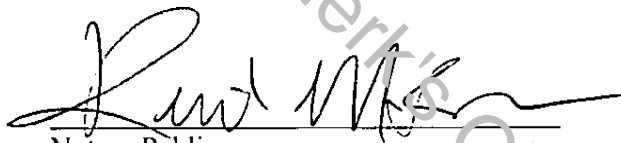

Francisco Astudillo

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that **LEON IVY AND FRANCISCO ASTUDILLO** is manager of **UNITED PROPERTIES RESTORATIONS, LLC**, an Illinois 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 acknowledged that he signed and delivered the said instrument of his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 1-28-22




Notary Public
My commission expires 10-5-24

After Recording Mail to:

Michael Brennock
166 W. Washington #680
Chicago, IL 60602

Send Subsequent Tax Bills to:

Frank Lemond / *Rosewood Properties LLC*
4745 S. Loomis Blvd., Unit 1F
Chicago, IL 60609

This Instrument Was Prepared by:
Whose Address Is:

The Law Office of John M. Duggan
782 Busse Hwy.
Park Ridge, IL 60068