

UNOFFICIAL COPY

After Recording mail to and send tax bill to
Grantee's address at:

DOMINIQUE FARRIOR AND ANTWAIN CURRY

2116 E 98TH ST.

Chicago IL 60617;

Prepared by:

Timothy Scannell

1435 W Lill Ave.

Chicago IL 60614

Doc#: 2203420222 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/03/2022 08:59 AM Pg: 1 of 4

Dec ID 20220101611544

ST/CO Stamp 0-238-817-680 ST Tax \$121.00 CO Tax \$60.50

City Stamp 1-688-867-216 City Tax: \$1,270.50

This space reserved for Recorder's Use only.

Return To:

Wheatland Title Company
105 W. Veterans Parkway, Yorkville IL 60560

YVL-SFH-2021CO-91609.0

LIMITED WARRANTY DEED

This indenture witnesseth, 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 DOMINIQUE FARRIOR AND ANTWAIN CURRY, ~~Tenants in Common~~ ("Grantee"); 2116 E. 98TH St., Chicago IL 60617 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 (hereinafter called the "Real Estate") and described in Exhibit A attached hereto. ** AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP*

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]

UNOFFICIAL COPY

EXECUTED as of the 31 th day of JANUARY, 2022.

LPREV LLC, an Illinois limited liability company

By: [Signature]
Name: Timothy Scannell
Title: Manager-Member

STATE OF Illinois

COUNTY OF COOK

On this 31 day of JANUARY, 2022, before me and personally appeared Timothy Scannell, who acknowledged himself to be a Manager-Member of LPREV LLC, an Illinois limited liability company, and the he, being authorized to do so, executed the foregoing instrument for the purposes therein contained as his and its free act and deed, by signing the name of Timothy Scannell by himself as Manager-Member.

IN WITNESS WHEREOF, I have hereunto set my hand.

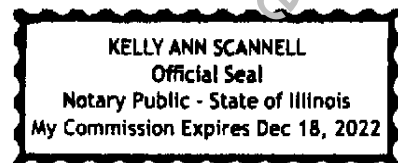
[Signature: Kelly Ann Scannell]

Notary Public

Printed Name: Kelly Ann Scannell

My Commission Expires: 12/18/22

My County and State of Residence: Cook, Illinois





UNOFFICIAL COPY


EXHIBIT A

Legal Description

PARCEL 1: LOT 9 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 6 IN VAN VLISSINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 AS DOCUMENT NUMBER 9286759;
 PARCEL 2: THE SOUTH 1/2 OF THAT PART OF THE VACATED EAST AND WEST 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOT 9 (EXCEPT THE WEST 9 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 2116 E. 38TH St., Chicago IL 60617
 Property Index No. 25-12-210-053-0000

REAL ESTATE TRANSFER TAX		02-Feb-2022
		COUNTY: 60.50
		ILLINOIS: 121.00
		TOTAL: 181.50
25-12-210-053-0000	20220101611544	0-238-817-650

REAL ESTATE TRANSFER TAX		02-Feb-2022
		CHICAGO: 907.50
		CTA: 363.00
		TOTAL: 1,270.50 *
25-12-210-053-0000	20220101611544	1-688-867-216

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

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. Property taxes and special assessments which are not yet due and payable as of the date hereof.
2. Acts done or suffered to be done by Grantee or its affiliates or anyone claiming by, through or under Grantee or its affiliates.
3. Rights or claims of parties in possession not shown by public records.
4. Any and all encroachments, encumbrances, violations, variations, or adverse circumstances affecting the title that would be disclosed by an accurate and complete ALTA/NSPS Land Title Survey of the Real Estate.
5. Easements, or claims of easements, not shown by public records.
6. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by public records.
7. Taxes or special assessments which are not shown as existing liens by public records.
8. Municipal and zoning ordinances and agreements entered under them, agreements with any municipality regarding the development of the Real Estate, building and use restrictions and covenants, and State and/or Federal statutes and regulations.