

UNOFFICIAL COPY

Doc#: 2204939029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2022 07:42 AM Pg: 1 of 2

WARRANTY DEED
ILLINOIS STATUTORY

Dec ID 20220201620683
ST/CO Stamp 0-797-929-872 ST Tax \$750.00 CO Tax \$375.00
City Stamp 0-538-276-240 City Tax: \$7,875.00

0041 210727140

THIS AGREEMENT, made this 16th day of February, 2022 between 5437 South Wabash, LLC, Grantor, an Illinois 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, and Lake Park Associates, Inc., an Illinois corporation of 5801 S. Ellis Avenue, #619, Chicago, Illinois 60637, Grantee, witnesseth, that Grantor, for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged and pursuant to authority of the Manager of Grantor, hereby grants, bargains, sells and conveys to Grantee all of the described real estate, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

LOT 5 IN S. A. KENT'S SUBDIVISION OF LOTS 14 TO 27, INCLUSIVE IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Number: 20-10-309-033-0000

Address of Real Estate: 5437 - 5439 South Wabash Avenue, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor does covenant, promise, and agree to Grantee that it has 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, it will warrant and defend, subject to: covenants, conditions, restrictions, easements, rights of way and other matters of record, to the extent valid, subsisting and enforceable; the general real estate taxes for year 2022 and subsequent years; zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instruments relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); matters that would be shown by an accurate survey and inspection of the property; all roads and legal highways; rights of the parties in possession, if any; any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, Dylan Reeves, this 9th day of February, 2022

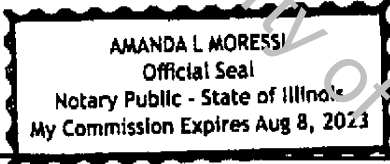
5437 South Wabash, LLC

By: _____
Its Manager

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dylan Reeves, 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, sealed and delivered the said instrument as 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 official seal, this 9th day of February, 2022



Amanda L. Moressi
Notary Public

Prepared by: Amanda L. Moressi
Salyer Law Offices, LLC
33 N. Dearborn Street – Suite 1505
Chicago, Illinois 60602

Mail To:
Lake Park Associates, Inc.
5801 S. Ellis Avenue, #619
Chicago, Illinois 60637

Name & Address of Taxpayer:
Lake Park Associates, Inc.
5801 S. Ellis Avenue, #619
Chicago, Illinois 60637

OFFICE OF COOK COUNTY CLERK'S OFFICE