

# UNOFFICIAL COPY

GIT  
41069204 '1

send tax bill to  
↓

Doc# 2206806013 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/09/2022 07:21 AM Pg: 1 of 4

Dec ID 20220201614275  
ST/CO Stamp 0-297-925-008 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 0-453-048-720 City Tax: \$1,575.00

## Commercial Acquisitions, LLC

8001 Woodland Center Blvd, Suite 100

Tampa, FL 33614;

Prepared by:  
Timothy Scannell  
1435 W Lill Ave.  
Chicago IL 60614

*This space reserved for Recorder's Use only.*

### 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 **Commercial Acquisitions, LLC**, a Florida limited liability company ("Grantee"); 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614 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.

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

Mail To: Segel Law Group Inc  
1827 Walden Office Square  
Suite 450  
Schaumburg IL 60173

EXECUTED as of the 4th day of February, 2022.

LPREV LLC, an Illinois limited liability company

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

STATE OF ILLINOIS

COUNTY OF COOK

On this 4 day of FEBRUARY, 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.

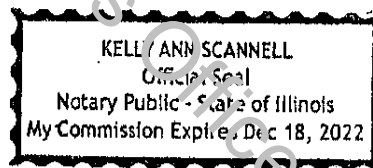
[Signature: Kelly Ann Scannell]

Notary Public

Printed Name: Kelly Ann SCANNELL

My Commission Expires: 12-18-22

My County and State of Residence: Cook, Illinois



REAL ESTATE TRANSFER TAX		23-Feb-2022	
COUNTY:		75.00	
ILLINOIS:		150.00	
TOTAL:		225.00	

26-32-307-013-0000 | 20220201614275 | 0-297-925-008

REAL ESTATE TRANSFER TAX		28-Feb-2022	
CHICAGO:		1,125.00	
CTA:		450.00	
TOTAL:		1,575.00 *	

26-32-307-013-0000 | 20220201614275 | 0-453-048-720  
\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

LOT 34 IN PHILLIP'S SUBDIVISION OF THE EAST 298.54 FEET (EXCEPT THE SOUTH 224 FEET) OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS IN ACCORDANCE WITH PLAT OF CERTIFICATE OF CORRECTION THEREOF FILED AS DOCUMENT NUMBER 85533, IN COOK COUNTY, ILLINOIS.

Commonly known as: 13537 S. Ave L, Chicago IL 60633

Property Index No. 26-32-307-013-0000

Property of Cook County Clerk's Office

# 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.