

UNOFFICIAL COPY

This Instrument was prepared by:
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Northbrook, Illinois 60062

Doc#: 2206820495 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2022 01:13 PM Pg: 1 of 2

Dec ID 20210701608364
ST/CO Stamp 0-065-463-696 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-187-554-704 City Tax: \$2,047.50

After recording, please mail to:

Ramela Visvardis
1030 Higgins, Ste 101
Park Ridge, IL 60068

Mail Subsequent Tax Bills to:
Christopher Nichols
10037 South Parnell Ave.
Chicago, IL 60628

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **FAMILY FIRST PROPERTY VENTURES, LLC**, a Nevada limited liability company, of 1900 E. Golf Road, Suite 950A, Schaumburg, IL 60173, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, does hereby **CONVEY and WARRANT** unto **CHRISTOPHER NICHOLS**, an unmarried man, GRANTEE, of 221 W. Harrison, Chicago, IL, the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

LOTS THIRTY-THREE (33) AND THIRTY-FOUR (34) IN BLOCK THIRTY (30) IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER AND THE SOUTH WEST QUARTER OF SECTION NINE (9), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE; FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 10037 South Parnell Ave., Chicago, IL 60628
PIN: 25-09-313-012-0000

Subject to: Covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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DATED this 3 day of March, 2022.

**FAMILY FIRST PROPERTY VENTURES, LLC, a Nevada
limited liability company**

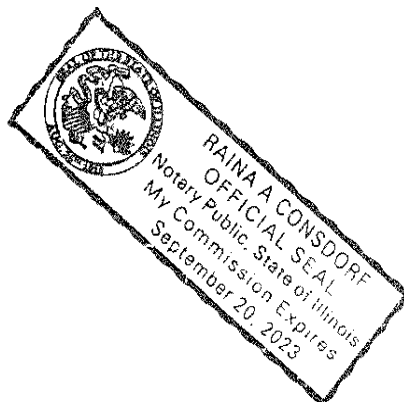
By: Rafael Martinez (SEAL)
Rafael Martinez, its Manager

By: Margarita Martinez (SEAL)
Margarita Martinez, its Manager

State of ILLINOIS)
) SS
County of LAKE)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY, RAFAEL MARTINEZ and MARGARITA MARTINEZ, Managers of FAMILY FIRST PROPERTY VENTURES, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 3 day of March, 2022.



RAC
NOTARY PUBLIC