

# UNOFFICIAL COPY

#4106944012

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

S.  
Stephanie Moore

6524 S Eberhart Ave.

Chicago IL 60637;

Doc#. 2209008124 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/31/2022 01:53 PM Pg: 1 of 3

Dec ID 20220301649104  
ST/CO Stamp 1-529-449-872 ST Tax \$385.00 CO Tax \$192.50  
City Stamp 1-797-885-328 City Tax: \$4,042.50

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

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

GIT

## 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 STEPHANIE MOORE ("Grantee"); 6524 S. Eberhart Ave, Chicago IL 60637 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.

\* S.

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.

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EXECUTED as of the 11 th day of MARCH, 2022.

LPREV LLC, an Illinois limited liability company

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

STATE OF Illinois )

) SS

COUNTY OF COOK )

On this 11 day of MARCH, 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.

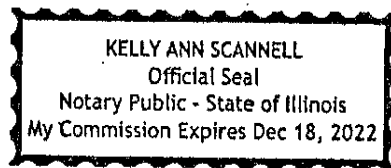
[Signature: Kelly Ann Scannell]

Notary Public

Printed Name: Kelly Ann Scannell

My Commission Expires: 12-18-22

My County and State of Residence: Cook, Illinois





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## EXHIBIT A

### Legal Description

LOT 11 IN BLOCK 2 IN OAKWOOD SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6524 S. Eberhart Ave., Chicago IL 60637  
 PIN #: 20-22-217-030-0000

REAL ESTATE TRANSFER TAX		17-Mar-2022
	COUNTY:	192.50
	ILLINOIS:	385.00
	TOTAL:	577.50
20-22-217-030-0000	20220301649104	1-529-449-872

REAL ESTATE TRANSFER TAX		17-Mar-2022
	CHICAGO:	2,887.50
	CTA:	1,155.00
	TOTAL:	4,042.50 *
20-22-217-030-0000	20220301649104	1-797-885-328

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