

UNOFFICIAL COPY

Doc#: 2212439092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 08:51 AM Pg: 1 of 2

Dec ID 20220401693327
ST/CO Stamp 1-380-980-624 ST Tax \$4,200.00 CO Tax \$2,100.00
City Stamp 2-041-243-536 City Tax: \$44,100.00

AFTER RECORDING
RETURN TO:

4809 Broadway LLC
c/o The Krausz Companies LLC
3065 S. Jones Blvd.
Suite 100
Las Vegas, NV. 89146

WARRANTY DEED

THE GRANTOR, 4809 North Broadway, LLC, an Illinois limited liability company, for and in consideration of ten and 00/xx (\$10.00) dollars and other good and valuable consideration, the receipt and sufficiency

(Save for Recorder's Information)

of which is hereby acknowledged do hereby grant, convey and warrant, and subject to the permitted exceptions set forth in Exhibit B, which is attached hereto and made a part hereof, unto **4809 BROADWAY LLC, a Delaware limited liability company** all interest in the real estate situated in the County of Cook, State of Illinois, which is legally described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the herein described property, together with the appurtenances, estate, title and interests thereto belonging, or in anywise appertaining unto the said Grantee, its successors and assigns forever, subject to those certain Permitted Exceptions listed in Exhibit B hereto.

IN WITNESS WHEREOF, said Grantor has executed this Deed, in Illinois, this 29th day of APRIL, 2022.

4809 North Broadway, LLC
An Illinois limited liability company

By: Harold D. Rider
Its: Authorized Agent

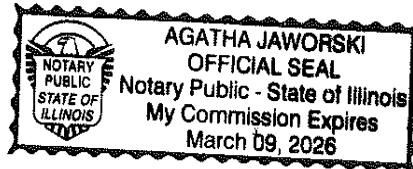
STATE OF ILLINOIS) SS
COUNTY OF Cook)

I, Agatha Jaworski, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **HAROLD D. RIDER**, the authorized agent of **4809 North Broadway, LLC**, an Illinois limited liability company, personally known to me to be the 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 his free and voluntary act and as the free and voluntary act of said Limited Liability Company for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 29 day of April, 2022.

Agatha Jaworski
Notary Public

My Commission Expires: 3/9/2026

Notary Public






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EXHIBIT A LEGAL DESCRIPTION

LOT 2 EXCEPT THE NORTH 28 FEET THEREOF AND EXCEPT THE EAST 134 FEET THEREOF IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 3, 4, 5 AND 6 IN W.K. ROBERTS RESUBDIVISION OF LOT 3 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS, EXCEPT BEGINNING AT A POINT IN SAID LOT 2, 94.0 FEET EAST OF THE WEST LINE AND 29.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 6.0 FEET MORE OR LESS TO THE WEST LINE OF THE VACATED ALLEY; THENCE SOUTH ALONG THE WEST LINE OF SAID VACATED ALLEY FOR A DISTANCE OF 6.0 FEET; THENCE NORTHWEST ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 4207-19 N. BROADWAY, CHICAGO, IL
PIN: 14-08-414-037-0000
14-08-414-032-0000

REAL ESTATE TRANSFER TAX		29-Apr-2022
	CHICAGO:	31,500.00
	CTA:	12,600.00
	TOTAL:	44,100.00 *
14-08-414-032-0000 20220401693327 2-041-243-536		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		29-Apr-2022
	COUNTY:	2,100.00
	ILLINOIS:	4,200.00
	TOTAL:	6,300.00
14-08-414-032-0000 20220401693327 1-380-980-624		

DOCUMENT PREPARED BY:

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