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1023401 1of2
SPECIAL
WARRANTY
DEED

Doc#: 2213301093 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/13/2022 08:20 AM Pg: 1 of 3


Dec ID 20220501609310
ST/CO Stamp 0-360-779-664 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-508-020-112 City Tax: \$2,887.50

The above space reserved for Recorder's use only.

THIS INDENTURE, made this 4th day of May, 2022, between **100 Realty, LLC**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, with its principal place of business located at 7048 S. St. Lawrence, Chicago, IL 60637, party of the first part, and **Shardae Powell[#] and Lauren Holmes[#]**, of 1212 East 63rd Street, Chicago, Illinois 60637, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, in **Joint Tenancy**, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto. *✗ A single woman*
✗ a single woman



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the 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 described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, 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 those exceptions listed on Exhibit A attached hereto.

REAL ESTATE TRANSFER TAX		10-May-2022
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

20-22-422-019-0000 | 20220501609310 | 1-508-020-112

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

REAL ESTATE TRANSFER TAX		10-May-2022
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50

20-22-422-019-0000 | 20220501609310 | 0-360-779-664

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IN WITNESS WHEREOF, said, party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year first above written.

100 REALTY, LLC,
an Illinois Limited Liability Company

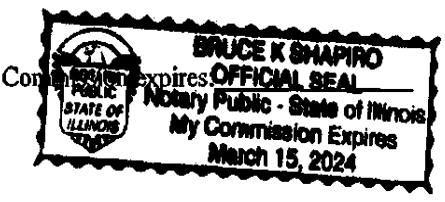
By: *Niaah Hutchison*

Name: Niaah Hutchison
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I the Undersigned a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Niaah Hutchison, personally known to me to be the Authorized Signatory for the **100 Realty, LLC**, an Illinois Limited Liability Company and 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 as such Authorized Signatory for the **100 Realty, LLC** an Illinois Limited Liability Company, he signed and delivered the said instrument, pursuant to authority, given by the Managing Members as well as all of the other Members of the limited liability company as their free and voluntary act, and the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of May 2022.

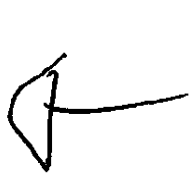


Bruce K Shapiro
Notary Public

This instrument was prepared by: Bennett R. Klasky, Esq., Bennett R. Klasky & Associates, 55 Skokie Boulevard, Suite 500 Northbrook, Illinois 60062

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:



*700 South Saint Lawrence Ave
Chicago IL 60637*

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20-22-422-019-0000

LOT 30 AND THE NORTH 15 FEET OF LOT 29 IN BLOCK 13 IN JOHNSTON AND CLEMENTS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office