

UNOFFICIAL COPY



Doc# 2213313017 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/13/2022 10:30 AM PG: 1 OF 2

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), 2010 Real Estate Foreclosure, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to KR Capital, LLC., a limited liability company the following described real estate, to-wit:

LOT 3 (EXCEPT THE SOUTH 11 INCHES THEREOF) IN HENRY J BLUHM'S SUBDIVISION IN THE SOUTH 1/2 OF BLOCK 1 AND A RESUBDIVISION IN THE NORTH 1/2 OF BLOCK 1 IN CROSBY AND OTHERS SUBDIVISION OF THAT PART WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 25-05-403-041-0900

Address of Real Estate: 9109 S Carpenter St, Chicago, IL 60629

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; e) injunction imposed by City of Chicago as noted on title commitment.

Dated this 27th Day of April, 2022

2010 Real Estate Foreclosure LLC

By: David Azran
Its Manager

22143441 4/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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STATE OF ILLINOIS)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, David Azran, manager of 2010 Real Estate Foreclosure LLC, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 2nd day of April, 2022.



[Signature]
Notary Public

This Instrument was prepared by:

Clara M. Diaz
Attorney at Law
77 W. Washington Street, Suite 1716
Chicago IL 60602

REAL ESTATE TRANSFER TAX 06-May-2022

CHICAGO:	900.00
CTA:	360.00
TOTAL:	1,260.00 *

25-05-403-041-0000 | 20220501601719 | 0-277-903-248

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

REAL ESTATE TRANSFER TAX 06-May-2022

COUNTY:	60.00
ILLINOIS:	120.00
TOTAL:	180.00

25-05-403-041-0000 | 20220501601719 | 1-486-010-256

Future Tax Bills to:

KA CAPITAL, LLC
PO Box 573
HINSDALE, IL 60522-0573

After recording return document to:

KA CAPITAL LLC
P.O. Box 573
HINSDALE, IL 60523-0573