Doc# 2213915004 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 05/19/2022 09:46 AM PG: 1 OF 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Nicholas A. Kouimelis, a married man of Hinsdale, County of DuPage, Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Lake Keeler, LLC, an Illinois limited liability company, of the County of Cook, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and made part hereof

SUBJECT TO: general real estate taxes for the year 2021 (2" installment only) and subsequent years, and those matters described on Exhibit B attached hereto and made a part hereof.. THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number:

16-10-405-038-0000

Address of Real Estate:

4216 W. Lake St.,

Chicago, IL 60622

Dated this 16th day of May, 2022.

all lake Nicholas A. Kouimelis

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicrolas A. Kouimelis, is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the user and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, in: 162 day of May, 2022

Notary Public)

PETER VISVARDIS OFFICIAL SEAL lotary Public - State of Illinois Commission Expires November 23, 2025

My commission expires on

Prepared By: Reveliotis Law, P.C. 1030 Higgins Road, Suite 101 Park Ridge, IL 60068

Mail To:

Mail subsequent tax bills to:

Bruce P. Mason Mason, Wenk & Berman, L.L.C. 630 Dundee Road, #220 Northbrook, Illinois 60062

Lake Keeler, LLC 180 N. Stetson Ave., Suite 3240 Chicago, Illinois 60601-6770

EXHIBIT A

Legal Description of the Premises

LOT 76 IN BLOCK 3 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-10-405-038-0000

Common Address: 4216 W. Lake Street, Chicago, Illinois

REAL ESTATE TRANSFER TAX		19-May-2022
	CHICAGO:	450.00
W Hard	CTA:	180.00
4.11	TOTAL:	630.00 *
16-10-405-038-0	000 20220531015906	1-091-559-312

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

	19-May-2022	
COUNTY: ILLINOIS: TOTAL:	60.00	
20220501615906	1-662-869-392	
		Clert's Office
	ILLINOIS: TOTAL:	COUNTY: 30.00 ILLINOIS: 60.00

EXHIBIT B

Exceptions to Title

- 1. The land lies within the boundaries of a Tax Increment Allocation Redevelopment area as disclosed by instrument recorded December 3, 2007 as document number 0733709069, and the terms and conditions contained therein.
- 2. The land lies within the boundaries of Enterprise Zone 5 as disclosed by ordinance Ah. ded r. attions co. recorded April 26, 2016 as document number 1611910111, and the terms and conditions contained therein.