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WARRANTY DEED ILLINOIS STATUTORY

Limited Liability Company to Limited Liability Company Doc#. 2214018169 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/20/2022 11:16 AM Pg: 1 of 3

Dec ID 20220501604249

ST/CO Stamp 1-425-366-928 ST Tax \$735.00 CO Tax \$367.50

City Stamp 0-734-871-440 City Tax: \$7,717.50

(The Above Space for Recorder's Use Only)

THE GRANTOR: RGB Lincoln Avenue, 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 the sum of (\$10) Ten DOLLARS, in hand paid, and pursuant to authority given by the Board of Managers of said Illinois Limited Liability Company, CONVEYS and WARPANTS to THE GRANTEE:

SUNCREST HOLDINGS, LLC, a Limited Liability Company

created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address: 2266 N. Lincoln Avenue, Unit 1, Chicago, Illinois 60614, all interest in the Real Estate described below and situated in the Coarty of Cook and the State of Illinois hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number: : 14-33-109-045-1001

Property Address: 2266 N. Lincoln Avenue, Unit 1, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RGB Lincoln Avenue, LLC personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 <u>19</u> day of

day of MAY

Notary Public

THIS INSTRUMENT PREPARED BY Rick J. Erickson Erickson Law Office, Ltd. 716 Lee Street Des Plaines, IL 60016

MAIL TO:

Parker Mathews Mathers Law 930 York Road, Suite 200 Hinsdale, IL 60521 SEND SUBSEQUENT TAX BILLS TO:

Suncrest Holdings, LLC 2266 N. Lincoln Avenue, Unit 1 Chicago, IL 60614

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EXHIBIT A LEGAL DESCRIPTION

Permanent Index Number: : 14-33-109-045-1001

Property Address: 2266 N. Lincoln Avenue, Unit 1, Chicago, IL 60614

UNIT NUMBER 1 IN THE 2266 NORTH LINCOLN AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 17 OF LOT 2 IN CHAPMAN'S NEW SUBDIVISION OF LOTS 13 TO 19 INCLUSIVE, IN WESON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1875 AS DOCUMENT NUMBER 44485; ALSO LOT 3 IN CHAPMAN'S NEW SUBDIVISION AFORESAID, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY LINE OF LINCOLN AVENUE AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF LINCOLN AVENUE 2 FEET; THENCE SOUTHWESTERLY WITH AND 2 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 3, 55.50 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE EAST ON SAID SOUTH LINE 2.86 FEET TO THE ANGLE IN THE SOUTH LINE OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 3, 53.50 FEET TO POINT OF BEGINNING ALSO THAT PART OF LOT 4 IN CHAPMAN'S NEW SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4, 50.64 FEET; THENCE SOUTHWESTEXLY ON A LINE PARALLEL WITH THE NORTHWESTERLY LINE (PRODUCED SOUTHWESTERLY) OF SAID LOT 4, 2.86 FEET TO A POINT 2 FEET SOUTH OF THE NORTH LINE AF ORESAID LOT 4; THENCE WEST PARALLEL WITH AND 2 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4, 48.6 FEET MORE OR LESS TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, 2 FEET TO POINT ON BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86588375; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.