(of 4

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WARRANTY DEED Statutory (ILLINOIS)



Doc# 2215315023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/02/2022 01:42 PM PG: 1 OF 4

THE GRANTOR, GR82B-6152 MLK, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100ths Dollars (\$16.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, SCG 6152 S MLK LLC, an Illinois limited liability company the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 2 FEET AND 2 INCHES OF LOT 6, ALL OF LOTS 7 AND 8, AND LOT 9 (EXCEPT SOUTH 1 3/4 INCHES OF LOT 9), IN BLOCK 1, IN ISAAC PFLAUM'S SUBDIVISION OF LOT 6, AND THAT PART OF LOT 12, LYING NORTH OF THE SOUTH LINE OF LOT 6 AFORESAID (PRODUCED TO INDIANA AVENUE) IN WILSON, HEALD AND STEBBINS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN:

20-15-317-038-0000

Address of Real Estate: 6152 S. King Drive, Chicago, IL 60637

Subject to: covenants, conditions, and restrictions of record; public and utility assements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special grave numental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and rayable as of the date hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this Warranty Deed

> GR82B-6152 MLK, LLC, an Illinois limited liability company

By: GR82B Properties, LLC, an Illinois limited liability company, its manager

By:

B&K Investment Group LLC, an Illinois limited liability company, its manager

Daniel R. Bronson

Its:

Manager

State of Illinois)

County of Cook)

Or Coop I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Daniel R. Bronson, the manager of B&K Investment Group L'C, an Illinois limited liability company, which is the manager of GR82B-6152 MLK, LLC, an Illinois I mited liability company, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of May 2022

My commission expires:

OFFICIAL SEAL

MONICA P MACKLIN

This instrument was prepared by:

Daniel R. Bronson, Esq. Much Shelist, P.C. 191 North Wacker Drive, Suite 1800 Chicago, Illinois 60606

Record and Mail to:

Paul J. Kulas Law Offices of Kulas & Kulas, PC 2329 W. Chicago Ave. Chicago, IL 60622

Send Subsequent Tax Bills to: SCG 6152 S MLK LLC 5923 S. Wentworth Avenue Chicago, IL 60621

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REAL ESTATE TRANSFER TAX
CHICAC

CHICAGO: 11.205.00
CTA: 4,506.00
CTA. 4,506.00
TOTAL: 15.771.00 •

Z0-15-317-038-0000 | 20220501618962 | 1-119-772-560
Total does not include any applicable penalty or interest due.

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751.00 1,502.00 2,253.00

20220501618962 | 0-076-390-288

19-May-2022 ILLINOIS: TOTAL: COUNTY: REAL ESTATE RANSFER TAX 20-15-317-038-0000