

# UNOFFICIAL COPY

1 of 4  
CCHFA2109537MS D6  
WARRANTY DEED  
Statutory (ILLINOIS)



Doc# 2215322023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/02/2022 01:31 PM PG: 1 OF 4

THE GRANTOR, GR82B-6235 MLK, LLC, an Illinois limited liability company, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, SCG 6235 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:

LOTS 8 AND 9 IN BLOCK 14 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 IN SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-15-416-008-0000

Address of Real Estate: 6235 S. King Drive, Chicago, IL 60637

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable 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  
this 19<sup>th</sup> day of May, 2022

GR82B-6235 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



By:   
Name: Daniel R. Bronson  
Its: Manager

Property of Cook County Clerk's Office

State of Illinois )  
                          )ss  
County of Cook)

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 LLC, an Illinois limited liability company, which is the manager of GR82B-6235 MLK, LLC, an Illinois limited 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 19<sup>th</sup> day of May, 2022.

  
Notary Public  
My commission expires: 02/09/23  


**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 6235 S MLK LLC  
5923 S. Wentworth Avenue  
Chicago, IL 60621

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REAL ESTATE TRANSFER TAX	19-May-2022
CHICAGO:	11,265.00
CTA:	4,506.00
<b>TOTAL:</b>	<b>15,771.00 *</b>



20-15-416-008-0000 | 20220501618973 | 0-574-119-824

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

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REAL ESTATE TRANSFER TAX 19-May-2022

COUNTY:	751.00
ILLINOIS:	1,502.00
TOTAL:	2,253.00

20-15-416-008-0000 | 20220501618973 | 1-365-090-192



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