

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (LIMITED LIABILITY COMPANY TO LIMITED LIABILITY COMPANY)



Doc# 2217422019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2022 12:40 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THIS AGREEMENT between WPC Property Management, 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, party of the first part, and S&S Harlem, LLC, a limited liability company of 351 W. Montrose, #324, Chicago, Illinois 60634, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of all of the Managers of said limited liability company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to its assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).*

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, S&S Lincoln, LLC and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and its assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for 2021 and subsequent years; covenants, conditions and restrictions of record, if any; public and utility easements; acts done by or suffered through Grantee; existing leases and tenancies; and all special governmental taxes or assessments confirmed and unconfirmed.

Permanent Real Estate Index Number(s): 15-36-203-045-0000; 15-36-203-046-0000; 15-36-203-048-0000

Address(es) of Real Estate: 3144-50 S. Harlem, Riverside, Illinois 60546

FIDELITY NATIONAL TITLE

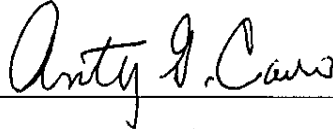
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The date of this deed of conveyance is 06/14/2022.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its name to be signed these presents by its Manager on the date stated herein.

WPC Property Management, LLC:



By: Anthony G. Cairo, its Manager

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony G. Cairo, personally known to me to be the Manager of WPC Property Management, LLC, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by all of the Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal 06/14/2022.

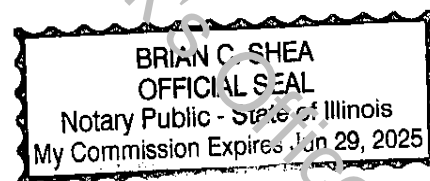


Notary Public

Compliance or Exemption Approved
Village of Riverside

BY: 

Date:  6/13/22



REAL ESTATE TRANSFER TAX

22-Jun-2022



COUNTY:	1,500.00
ILLINOIS:	3,000.00
TOTAL:	4,500.00

15-36-203-045-0000

| 20220601653095 | 1-438-869-584

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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 3144-50 S. Harlem
Riverside, Illinois 60546

Legal Description:

LOT 1039 (EXCEPT THAT PART DEDICATED FOR HARLEM AVENUE) AND THE EAST HALF OF LOT 1040 IN BLOCK 21 IN THE THIRD DIVISION OF RIVERSIDE IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by: Brian Shea, Esq. Shea Law P.C. 1120 N. Lake Shore Drive Chicago, IL 60611	Send subsequent tax bills to: S&S Harlem, LLC 6351 W. Montrose, #324 Chicago, IL 60634	Mail recorded document to: S&S Harlem, LLC 6351 W. Montrose, #324 Chicago, IL 60634
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