

# UNOFFICIAL COPY

Doc#: 2220039051 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2022 09:24 AM Pg: 1 of 3

**PREPARED BY:**  
Donald Grabowski P.C.  
6687 N. Northwest Highway  
Chicago, IL 60631-1304

Dec ID 20220701672401  
ST/CO Stamp 0-576-615-504 ST Tax \$65.00 CO Tax \$32.50  
City Stamp 0-775-451-728 City Tax: \$682.50

**MAIL TAX BILL TO**  
Patterson Prestige Properties, LLC  
4800 S. Lake Park Ave, Unit 303  
Chicago, IL 60615-2044

**MAIL RECORDED DEED TO:**  
Patterson Prestige Properties, LLC  
4800 S. Lake Park, Unit 303  
Chicago, IL 60615-2044

## **WARRANTY DEED – LIMITED LIABILITY COMPANY (Illinois)**

THE GRANTOR, RGB Real Estate LLC, an Illinois 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to:

PATTERSON PRESTIGE PROPERTIES, LLC., an Illinois Limited Liability Company, Grantee,  
of 4800 S. Lake Park Ave, Unit 303, Chicago, Illinois 60615-2044,  
party of the second part,

the following described Real Estate, situated in the County of COOK, in the State of ILLINOIS, to wit:

SEE ATTACHED "EXHIBIT A – LEGAL DESCRIPTION"

THIS IS NOT HOMESTEAD PROPERTY TO GRANTOR

Permanent Tax Number: 21-30-114-029-1245 and 21-30-114-029-1269

Commonly known as: 7337 S. South Shore Drive, Units 822/824, Chicago, IL 60649-3555

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not yet due and payable at the time of Closing, current/existing tenancies, terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Chicago Title  
22GNW896059PK  
17/1

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 8<sup>th</sup> day of JULY, 2022.

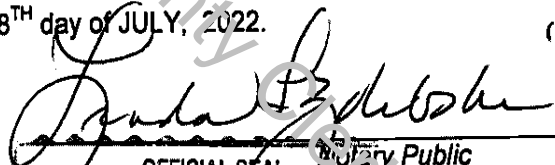
RGB Real Estate LLC,  
an Illinois Limited Liability Company

By  \_\_\_\_\_  
Robert Koe, Manager

STATE OF ILLINOIS     )  
                                  )     SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert Koe, personally known to me to be the Manager of RGB Real Estate LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, 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 notarial seal this 8<sup>TH</sup> day of JULY, 2022.

  
\_\_\_\_\_  
Notary Public  
OFFICIAL SEAL  
LINDA L ZDEBSKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/09/2025

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

UNITS 822 AND 824 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 139, 140, 141, 144 AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25275623 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR3135646, AS AMENDED TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PINS: 21-30-114-029-1245 and 21-30-114-029-1269

COMMONLY KNOWN AS: 7337 S. SOUTH SHORE DRIVE, UNITS 822/824, CHICAGO, IL 60649-3555