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Doc#: 2221504168 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2022 08:52 AM Pg: 1 of 5

Dec ID 20220801696958
ST/CO Stamp 0-308-608-080 ST Tax \$299.00 CO Tax \$149.50
City Stamp 1-377-337-936 City Tax: \$3,139.50

1092
755916 **WARRANTY DEED (Illinois)**

THIS DEED is made as of the 20 day of May, 2022, by and between

✓ DEAN BERDUSIS, A SINGLE PERSON
("Grantor," whether one or more),

and

✓ SHANGRI LA ENTERPRISES, LLC

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and 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:

THE SOUTH 25.00 FEET OF THE NORTH 50.00 FEET OF LOT 33, IN WADSWORTH'S ADDITION TO WOODLAWN, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

✓ COMMONLY KNOWN AS: 6414 S. GREENWOOD AVENUE, CHICAGO, IL 60637 ✓

✓ PARCEL INDEX NUMBER (PIN): 20-23-106-061-0000 (VOL: 260) ✓

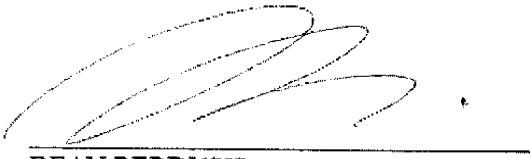
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either 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 above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and 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 encumbered 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: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 20 day of MAY, 2022.



DEAN BERDUSIS

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Shangri La Enterprises, LLC
6414 S Greenwood Avenue, Chicago IL 60637

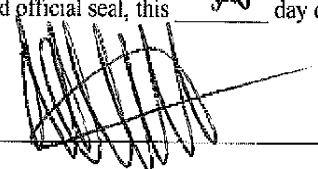
SEND SUBSEQUENT TAX BILLS TO: SHANGRI LA ENTERPRISES, LLC
6414 S. GREENWOOD AVENUE, CHICAGO, IL 60637

OR RECORDER'S OFFICE BOX NO. _____

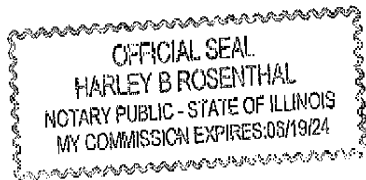
STATE OF IL)
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DEAN BERDUSIS is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of May, 2022.

Notary Public 

My Commission Expires: 6-19-24



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File No: 755916

EXHIBIT "A"

THE SOUTH 25.00 FEET OF THE NORTH 50.00 FEET OF LOT 33, IN WADSWORTH'S ADDITION TO WOODLAWN, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

20-23-106-061-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

01-Aug-2022



COUNTY:	149.50
ILLINOIS:	299.00
TOTAL:	448.50

20-23-106-061-0000 | 20220801696958 | 0-308-608-080

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REAL ESTATE TRANSFER TAX

01-Aug-2022



CHICAGO: 2,242.50

CTA: 897.00

TOTAL: 3,139.50 *

20-23-106-061-0000 | 20220801696958 | 1-377-337-936

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

Property of Cook County Clerk's Office