



213153

This instrument was prepared by:
W. Marshall Snow, Esq.
610 E. Roosevelt Road, Suite 200
Wheaton, Illinois 60187

Doc# 2223757029 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/25/2022 02:44 PM PG: 1 OF 3

| REAL ESTATE TRANSFER TAX | | 25-Aug-2022 |
|---|-----------|-------------|
| | COUNTY: | 55.00 |
| | ILLINOIS: | 110.00 |
| | TOTAL: | 165.00 |
| 16-13-221-033-0000 20220801621078 0-514-894-416 | | |

TSM File Number 213153

WARRANTY DEED

THE GRANTOR, EAST LAKE/WEST END HOME OWNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, with its principal place of business at 2850 S. Michigan Avenue, Suite 100, Chicago, Illinois, 60616, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby **CONVEY AND WARRANT** to JRD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GRANTEE, with his principal place of business at 3115 W. Augusta Blvd, Chicago, IL 60622, all of Grantor's interest in and to the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF.

Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not due and payable as of the date hereof.

TO HAVE AND TO HOLD said real estate unto said Grantee, and to proper use, benefit and behoof of said Grantee, FOREVER.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE FOLLOWS]

Continued...

| REAL ESTATE TRANSFER TAX | | 25-Aug-2022 |
|---|----------|-------------|
| | CHICAGO: | 825.00 |
| | CTA: | 330.00 |
| | TOTAL: | 1,155.00 * |
| 16-13-221-033-0000 20220801621078 0-915-876-432 | | |

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

UNOFFICIAL COPY

Warranty Deed - continued...

IN WITNESS WHEREOF, GRANTOR has caused this Warranty Deed to be signed and sealed in its name as of this August 12, 2022.

**EAST LAKE/WEST END HOME OWNERSHIP, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY**

**BY: EAST LAKE MANAGEMENT & DEVELOPMENT CORP.,
AN ILLINOIS CORPORATION
ITS MANAGING MEMBER**

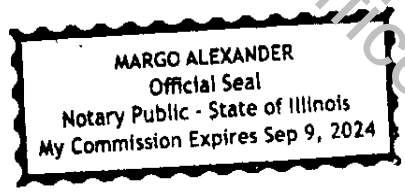
BY: *Elzie L. Higginbottom*
ELZIE L. HIGGINBOTTOM
ITS: PRESIDENT

State of Illinois }
 }
County of Cook } SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that EAST LAKE/WEST END HOME OWNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BY EAST LAKE MANAGEMENT & DEVELOPMENT CORP., AN ILLINOIS CORPORATION, ITS MANAGING MEMBER, BY ELZIE L. HIGGINBOTTOM, ITS PRESIDENT, 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 the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this August 12, 2022.

Margo Alexander
Notary Public



And after recording return to:

TITLE SERVICES MIDWEST LLC
610 E. ROOSEVELT RD #200
WHEATON IL 60187

Send subsequent tax bills to:

GRANTEE'S ADDRESS
ABOVE

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 27 AND 28 IN EEE RESUBDIVISION BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF CHAPMAN BROS. SUBDIVISION, B.W. THOMAS SUBDIVISION, G.M. BOGUE'S SUBDIVISION AND CIRCUIT COURT PARTITION, ALL IN BLOCKS 6 AND 7 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511819084, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 16-13-221-033-0000 (LOT 27); 16-13-221-034-0000 (LOT 28)

COMMONLY KNOWN AS: 2428 AND 2430 WEST GLADYS AVENUE,
CHICAGO, ILLINOIS 60612

Property of Cook County Clerk's Office