

UNOFFICIAL COPY

Doc#: 2224901308 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 01:51 PM Pg: 1 of 3

WARRANTY DEED LIMITED LIABILITY COMPANY

Dec ID 20220801612229
ST/CO Stamp 1-121-213-008 ST Tax \$700.00 CO Tax \$350.00
City Stamp 0-047-471-184 City Tax: \$7,350.00

The Grantor, **J. STEARNS 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 and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager of said company, **CONVEYS and WARRANTS to 2814 NORTH LINCOLN LLC, an Illinois limited liability company, of 2814 N. Lincoln Ave, Chicago, IL 60657** the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

PIN: 14-29 131-053-0000

COMMONLY KNOWN AS: 2814 NORTH LINCOLN AVE, CHICAGO, IL 60657

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; 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 at the time of Closing.

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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its Member/Manager and attested by its Member/Manager, this 1st day of September, 2022.

**J. STEARNS LLC, AN ILLINOIS
LIMITED LIABILITY COMPANY**

By: 
WALTER STEARNS, Manager

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This Instrument Prepared By:

STEPHANIE A. ORZOFF
LEVIT & LIPSHUTZ, LTD.
1120 W. BELMONT AVE
CHICAGO, IL 60657

Send subsequent tax bills to:

2814 NORTH LINCOLN LLC
2814 N. LINCOLN AVE
CHICAGO, IL 60657

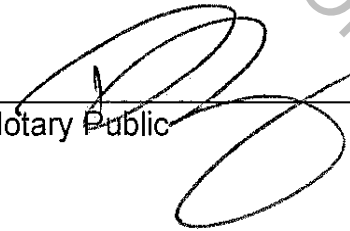
MAIL TO:

JAMES S. CERAMI
CERAMI LAW FIRM LLC
1S450 SUMMIT AVENUE, SUITE 325
OAKBROOK TERRACE, IL 60181

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **WALTER STEARNS, Manager of J. STEARNS LLC, an Illinois limited liability company**, 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 the said instrument as his free and voluntary act and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 1st day of September, 2022.



Notary Public

My commission expires:



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LEGAL DESCRIPTION

Order No.: 22GSC341034NA

For APN/Parcel ID(s): 14-29-131-053-0000

LOT 24, EXCEPT AN AREA COMMENCING AT THE SOUTHEAST CORNER, THENCE WEST 24 FEET TO A POINT AT THE SOUTHWEST CORNER, THENCE NORTH 68.0 FEET ON THE WEST LINE, THENCE EAST 25.90 FEET TO A POINT 58.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING, IN S.E. GROSS' SUBDIVISION OF BLOCK 1 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY SUBDIVISION IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office