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Doc#: 2227334108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/30/2022 10:34 AM Pg: 1 of 3

Mail To:

(KRISTIN L. DUNLAP)

HMB LEGAL COUNSEL

500 WEST MADISON, SUITE 3700

CHICAGO, ILLINOIS 60661

Dec ID 20220901632529
ST/CO Stamp 2-066-237-008 ST Tax \$3,325.00 CO Tax \$1,662.50
City Stamp 0-865-748-560 City Tax: \$34,912.50

CPT22-86301
1 of 3

WARRANTY DEED RECORDING COVER PAGE

Permanent Parcel Number:

13-25-3325-016-0000

Property Address:

2401-2403 N KEDZIE BLVD

CHICAGO, ILLINOIS 60647

PROPER TITLE, LLC

Prepared By: MARK M. LYMAN -LYMAN LAW FIRM, LLC . 227 W MONROE ST, SUITE 2650, CHICAGO IL 60606

Name

Address

City, State & Zip Code

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

UNOFFICIAL COPY**WARRANTY DEED
ILLINOIS STATUTORY**

CPT 22-86301.1003

THE GRANTOR, **LYMAN REALTY GROUP, L.L.C.**, an Illinois limited liability company, of the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and Warrants to **2401-2403 N. KEDZIE LLC**, a Delaware limited liability company, all interest in the following described real property situated in the County of Cook and in the State of Illinois ("Property"), to wit:

Lots 23 and 24 in Block 5 in the Subdivision of Lots 4 and 6 in the County Clerk's Division of the West 1/2 of the Southwest 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Real estate taxes for 2021 2nd installment and subsequent years; special assessments levied hereafter; easements, covenants and restrictions of record so long as same are not violated and do not interfere with the use of the Property as a residential apartment building; together with all appurtenances related thereto; and the rights of any tenants under existing leases affecting the Property

Permanent Real Estate Index Number(s): 13-25-325-016-0000

Common Address of Real Estate: 2401-2403 North Kedzie Blvd., Chicago, Illinois 60647

Dated: September 12, 2022

THIS IS NOT HOMESTEAD PROPERTY

Mail To:

Kristin L. Dunlap
HMB Legal Counsel
500 West Madison
Suite 3700
Chicago, Illinois 60661

Name & Address of Taxpayer:


2401-2403 N. Kedzie LLC
516 N. Ogden Ave., #137
Chicago, Illinois 60642

[Signature page follows]

PROPER TITLE, LLC

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LYMAN REALTY GROUP, L.L.C.,
an Illinois limited liability company,

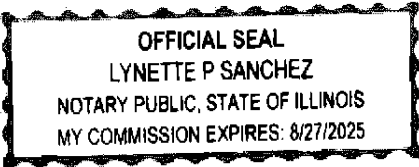


Mark M. Lyman, as Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mark M. Lyman, as a Manager of Lyman Realty Group, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that he, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of September 2022.



 (Notary Public)

Prepared By: Mark M. Lyman
Lyman Law Firm, LLC
227 W. Monroe St., Suite 2650
Chicago, Illinois 60606
