

# UNOFFICIAL COPY

Doc#: 2229208140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/19/2022 02:33 PM Pg: 1 of 2

Dec ID 20220901645206  
ST/CO Stamp 0-869-774-928 ST Tax \$120.00 CO Tax \$60.00  
City Stamp 1-146-189-392 City Tax: \$1,260.00

## WARRANTY DEED

THE GRANTOR, **MCMAHON BUILDERS, INC.**, an Illinois corporation, with offices at 8056 W. 95th Street, Apt. 2C, Hickory Hills, Illinois 60457, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **SPHINX PARTNERS, LLC**, a(n) \_\_\_\_\_ limited liability company, with offices at 4957 Lakemont Blvd, C-4 #396, Bellevue, Washington 98006, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

THE NORTH HALF OF LOT 27 IN KING AND RAMSEY'S ADDITION TO WOODLAWN RIDGE IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only 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; and general real estate taxes not due and payable at the time of Closing.

### Permanent Real Estate Index Numbers

20-23-105-065-0000

### Address of Real Estate

6454 S. Ellis Avenue  
Chicago, IL 60637

Dated this 21st day of Sept., 2022.

Chicago Title  
2265C2671284H  
10K1

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SIGNATURE PAGE TO FOLLOW

# UNOFFICIAL COPY

MCCMAHON BUILDERS, INC., an Illinois corporation

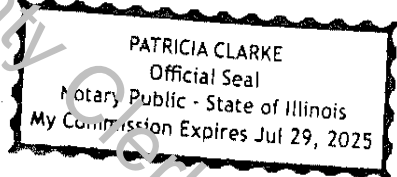
By: *Patrick McMahon*  
Patrick McMahon, President

STATE OF ILLINOIS     )  
  )  
COUNTY OF Cook     )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patrick McMahon, as President of McMahon Builders, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, produced license, as identification, and acknowledged that as such President of MCCMAHON BUILDERS, INC., he signed and delivered the said instrument, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26<sup>th</sup> day of September, 2022.

*Patricia Clarke*  
Notary Public



**Document prepared by:**

**James Pittacora  
Nisen & Elliott, LLC  
200 W. Adams St., Ste. 2500  
Chicago, Illinois 60606**

Mail to:

Sphinx Partners LLC  
4810 229<sup>th</sup> Ave SE  
Issaquah, WA 98029

Send Tax Bills to:

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4810 229<sup>th</sup> Ave SE  
Issaquah, WA 98029