

Doc#: 2230647006 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2022 09:19 AM Pg: 1 of 3

**WARRANTY DEED**  
**Statutory (Illinois)**

Dec ID 20220901638129  
ST/CO Stamp 0-608-880-976 ST Tax \$305.00 CO Tax \$152.50  
City Stamp 0-919-390-544 City Tax: \$3,387.90

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563


THE GRANTOR, PMS Properties, LLC, an Illinois Limited Liability Corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS TO Shine Group LLC, an Illinois Limited Liability Corporation, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**FOR LEGAL DESCRIPTION**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**



Property Address: 2330 W. 111<sup>th</sup> St., Chicago, IL 60643 *& grantee address*  
P.I.N. 25-18-317-046-0000; 25-18-317-047-0000; 25-18-317-048-0000

**SUBJECT TO:** covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the years 2021 and 2022.

REAL ESTATE TRANSFER TAX		31-Oct-2022
	CHICAGO:	2,287.50
	CTA:	915.00
	TOTAL:	3,202.50 *

25-18-317-046-0000 | 20220901638129 | 0-919-390-544

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

REAL ESTATE TRANSFER TAX		31-Oct-2022
	COUNTY:	152.50
	ILLINOIS:	305.00
	TOTAL:	457.50

25-18-317-046-0000 | 20220901638129 | 0-608-880-976

**\*ACKNOWLEDGEMENTS TO FOLLOW\***

# UNOFFICIAL COPY

Dated this 8<sup>th</sup> day of ~~August~~ <sup>September</sup>, 2022

RNS Properties, LLC

By: [Signature]  
Name: RNS Properties, LLC

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 [Signature] of RNS Properties, LLC, 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 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 8<sup>th</sup> day of ~~August~~ <sup>September</sup>, 2022.

[Signature: Patricia Franco]  
Notary Public



**THIS INSTRUMENT  
PREPARED BY:**

Rudolph Kaplan, LLC  
738 North Wells  
Chicago, IL 60654

**WHEN RECORDED**

**RETURN TO:** CHANTAL CHARLIS  
10861 S WESTERN AVE  
CHICAGO, IL  
60643

**SEND FUTURE TAX**

**BILLS TO:** CHANTAL CHARLIS  
10861 S WESTERN AVE  
CHICAGO, IL  
60643

# UNOFFICIAL COPY

## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

Parcel 1: The East 9 Feet of Lot 5 (except the North 90 Feet thereof) in Block "L" in the resubdivision by Blue Island Land and Building Company known as Morgan Park Washington Heights in the Southwest 1/4 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The West 40 Feet of Lot 4 (except the North 90 Feet thereof) in Block "L" in Morgan Park Washington Heights, being a subdivision of part of the Southwest 1/4 of Section 18 West of Prospect Avenue and of part of the West 1/2 of Section 19, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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008LN - ALTA Commitment For Title Insurance (8/1/16)

