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226NW967052 OK

1 of 3

PREPARED BY:

John R. Carrozza
The Law Office of John R. Carrozza, P.C.
2715 N. Thatcher Avenue
River Grove, IL 60171

Doc#: 2230728255 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/03/2022 02:06 PM Pg: 1 of 4

Dec ID 20221001677875

ST/CO Stamp 1-793-861-968 ST Tax \$75.00 CO Tax \$37.50

City Stamp 0-720-120-144 City Tax: \$787.50

(Above Space for Recorder's use only)

WARRANTY DEED

The Grantor(s), J.J.P.C., LLC, by their Manager: Christopher Amatore, whose address is: 7719 W. Sherwin Avenue, Chicago, IL 60631, in the County of Cook, in the State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the company in hand paid, CONVEY(S) and WARRANT(S) to the Grantee(s) TNT PROPERTIES, LLC a limited liability company, created and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 737 N. Seminary Avenue, Park Ridge, IL 60068 all interest in the real estate legally described as follows, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

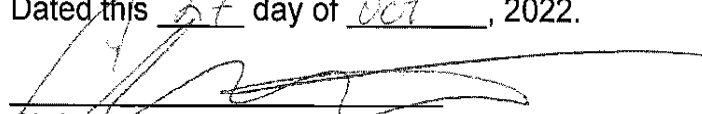
Common Address: 10238 S. Wentworth Avenue
Chicago, Illinois 60628

Permanent Index Number (P.I.N.) 25-09-426-026-0000

SUBJECT TO THE FOLLOWING RESTRICTIONS: (a) All real estate taxes and assessments not yet due and payable; (b) special assessments confirmed after the contract date; (c) building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record;

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 IN FEE SIMPLE ABSOLUTE, forever.

Dated this 27 day of Oct, 2022.

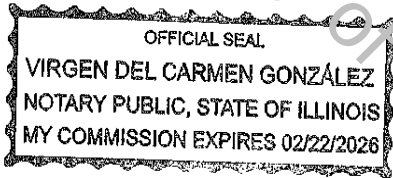

Christopher Amatore as Manager of
J.J.P.C., LLC

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CHRISTOPHER AMATORE, 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 has signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 27 day of Oct, 2022.



V. Carmen Gonzalez

Notary Public

AFTER RECORDING RETURN TO:

The Law Office of John R. Carrozza,
2715 W. Thatcher Ave
River Grove, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

TNT Properties LLC
737 W. Seminary Ave
Park Ridge, IL 60068

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF Illinois
COUNTY OF Cook

Escrow No.: 22GNW967052OK

J.J.P.C., LLC, being duly sworn on oath, states that _____ resides at 10238 S. Wentworth Ave., Chicago, IL 60628-1927. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

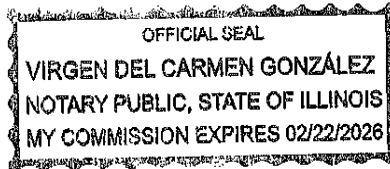
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

J.J.P.C., LLC
BY: _____

STATE OF IL
COUNTY OF Cook



Subscribed and sworn to before me this 27 of October, 2022

V. Carmen Gonzalez
Notary Public

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LEGAL DESCRIPTION

THE SOUTH 16.3 FEET OF LOT 16 AND THE NORTH 16.7 FEET OF LOT 17 IN BLOCK 24 IN JOSEPH B. CHANDLER'S SUBDIVISION OF BLOCKS 5, 10, 19 AND EAST ½ OF BLOCKS 6, 9 AND 20 AND THE WEST ½ OF BLOCKS 4, 11 AND 18, LOT 1 AND 4 IN BLOCK 23 AND LOTS 2 AND 3 IN BLOCK 25 ALL IN FERNWOOD, A RESUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Premises commonly known as: 10238 S. Wentworth Avenue, Chicago, IL 60628-1927

Property Index Number (P.I.N.): 25-09-426-026-0000

Property of Cook County Clerk's Office