

# UNOFFICIAL COPY

Doc#: 2232141265 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2022 03:22 PM Pg: 1 of 4

After Recording mail to and send tax bill to  
Grantee's address at:

**Dominique Howard**

7144 S. Ellis Ave.

Chicago IL 60619;

Dec ID 20221101691837  
ST/CO Stamp 0-690-029-904 ST Tax \$282.50 CO Tax \$141.25  
City Stamp 1-230-502-224 City Tax: \$2,966.25

Prepared by:  
Timothy Scannell  
1435 W Lill Ave.  
Chicago IL 60614

*This space reserved for Recorder's Use only.*

41072425 (1/2)

OT

## WARRANTY DEED

This indenture witnesseth, that **LPREV LLC**, an Illinois limited liability company ("Grantor"), located at 1435 W Lill Ave. Chicago IL 60614, in Cook County IL, bargains, sells and conveys to **DOMINIQUE HOWARD** ("Grantee"); 7144 S ELLIS Ave, Chicago IL 60619 for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate located in Cook County, in the State of Illinois (hereinafter called the "Real Estate") and described in Exhibit A attached hereto.

To have and to hold the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor, except any set forth on Exhibit B attached hereto (the "Permitted Exceptions"), and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, except for and subject to the Permitted Exceptions, but against none other.

**[Remainder of Page Intentionally Blank]**

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EXECUTED as of the 15 th day of NOVEMBER, 2022.

LPREV LLC, an Illinois limited liability company

By: [Signature]  
Name: Timothy Scannell  
Title: Manager-Member

STATE OF Illinois

SS

COUNTY OF COOK

On this 15<sup>th</sup> day of NOVEMBER, 2022, before me and personally appeared Timothy Scannell, who acknowledged himself to be a Manager-Member of LPREV LLC, an Illinois limited liability company, and the he, being authorized to do so, executed the foregoing instrument for the purposes therein contained as his and its free act and deed, by signing the name of Timothy Scannell by himself as Manager-Member.

IN WITNESS WHEREOF, I have hereunto set my hand.

[Signature: Kelly Ann Scannell]

Notary Public



Printed Name: Kelly Ann Scannell

My Commission Expires: 12-18-22

My County and State of Residence: Cook, Illinois

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## EXHIBIT A

### Legal Description

LOT 18 IN BLOCK 5 IN CORNELL, BEING A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTIONS 26 AND 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Common Address: 7144 S ELLIS AVE. CHICAGO IL 60619  
PIN #: 20-26-102-037-0000

¥35

REAL ESTATE TRANSFER TAX		16-Nov-2022
	CHICAGO:	2,118.75
	CTA:	847.50
	TOTAL:	2,966.25 *

20-26-102-037-0000 | 20221101691837 | 1-230-502-224

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

REAL ESTATE TRANSFER TAX		16-Nov-2022
	COUNTY:	141.25
	ILLINOIS:	282.50
	TOTAL:	423.75

20-26-102-037-0000 | 20221101691837 | 0-610-029-304

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## EXHIBIT B

### Permitted Exceptions

1. Property taxes and special assessments which are not yet due and payable as of the date hereof.
2. Acts done or suffered to be done by Grantee or its affiliates or anyone claiming by, through or under Grantee or its affiliates.
3. Rights or claims of parties in possession not shown by public records.
4. Any and all encroachments, encumbrances, violations, variations, or adverse circumstances affecting the title that would be disclosed by an accurate and complete ALTA/NSPS Land Title Survey of the Real Estate.
5. Easements, or claims of easements, not shown by public records.
6. Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law and not shown by public records.
7. Taxes or special assessments which are not shown as existing liens by public records.