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2233929033D

Doc# 2233929033 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2022 02:41 PM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

JOHN MANTAS
1300 W. HIGGINS Rd
Suite 310
Park Ridge, IL 60068

MAIL REAL ESTATE TAX BILL TO:

Elafonisi LLC II, LLC
1834 White Forest Rd # 6222
Winston-Salem, NC 27109

THE GRANTOR: 2448 N Albany LLC, an Illinois Limited Liability Company, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Elafonisi II LLC**, an Illinois Limited Liability Company, married, as tenants by the entirety, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2448 N. Albany Ave., Chicago, IL 60647
PIN: 13-25-325-021-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Chicago Title 2255022537942 20F2 2015

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LEGAL DESCRIPTION

Order No.: 22SS0225379LP

For APN/Parcel ID(s): 13-25-325-021-0000

LOT 9 IN BLOCK 5 IN THE SUBDIVISION OF LOTS 4 AND 6 IN THE COUNTY CLERKS DIVISION OF PART 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.

Property of Cook County Clerk's Office