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PREPARED BY:
Law Office of Daniel G. Berry
Daniel Berry
3012 West 111th Street
Chicago, IL 60655
File No. 2022-06-95



Doc# 2300434010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2023 09:59 AM PG: 1 OF 4

MAIL SUBSEQUENT TAX BILL
AND DEED TO:
Markham Property, LLC.
19 Silo Ridge Road, W.,
Orland Park, IL 60467

WARRANTY DEED

Corporation to Individual

The Grantor, **Genesis Holding Company Inc., an Illinois Corporation**, of 12900 South Throop Street, Calumet Park, IL 60827, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, convey and warrant to

The Grantee, **Markham Property, LLC., an Illinois Limited Liability Company**, of 19 Silo Ridge Road, W., Orland Park, IL 60467, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described real estate, situated in the State of Illinois to wit:

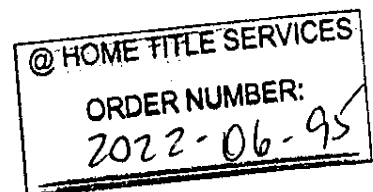
Legal Description: See attached.

Property Index Number(s): 28-13-326-031-0000 Vol. 029 & 28-13-326-032-0000 & 28-13-326-033-0000 & 28-13-326-034-0000 & 28-13-326-035-0000

Commonly Known As: 3052 -3068 West 159th Street, Markham, IL 60428

GRANTOR do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

[Signature Page Follows]



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Dated this 12th day of December, 2022.

Genesis Holding Company Inc., an Illinois Corporation

By: [Signature]
Shon Harris, President

Attest: [Signature]
Angela Drexel, Secretary

ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF COOK


This instrument was acknowledged before me on this 12th day of December, 2022, by
Shon Harris and Angela Drexel.


[Signature]
NOTARY PUBLIC


My commission expires: 12/12/2022

SEAL:






28-13-326-035-0000
**CITY OF MARKHAM**
Real Estate Transfer Stamps
Date 12.15.2022
\$ 50.00 0542

28-13-326-034-0000
**CITY OF MARKHAM**
Real Estate Transfer Stamps
Date 12.15.2022
\$ 50.00 0541

28-13-326-031-0000
**CITY OF MARKHAM**
Real Estate Transfer Stamps
Date 12.15.2022
\$ 50.00 0538

28-13-326-033-0000
**CITY OF MARKHAM**
Real Estate Transfer Stamps
Date 12.15.2022
\$ 50.00 0540

28-13-326-032-0000
**CITY OF MARKHAM**
Real Estate Transfer Stamps
Date 12.15.2022
\$ 50.00 0539

REAL ESTATE TRANSFER TAX		29-Dec-2022
	COUNTY:	86.25
	ILLINOIS:	172.50
	TOTAL:	258.75
28-13-326-031-0000 20221201621478 2-135-884-624		

WEST OF LAND TITLE INSURANCE COMPANY
ALTA COMMITMENT FOR TITLE INSURANCE
(Adopted 08-01-2016; Technical Corrections 04-02-18)

EXHIBIT A

LOTS 16, 17, 18, 19 AND 20, AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 16, 17, 18, 19 AND 20, IN BLOCK 6 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

EXCEPTING THOSE PARTS DEEDED OUT TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, IN DEEDS 1805419057, 1805419058, 1805419059 AND 1805419060, AS FOLLOWS:

THAT PART OF LOT 18 IN BLOCK 6 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1926 AS DOCUMENT NO. 9282048, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) WITH A COMBINED FACTOR OF 0.9999851591:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 0 DEGREES 49 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 1.50 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 04 SECONDS EAST, 24.99 FEET TO THE EAST LINE OF SAID LOT 18; THENCE SOUTH 0 DEGREES 49 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE, 1.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 89 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 24.99 FEET TO THE POINT OF BEGINNING.

THAT PART OF LOT 16 IN BLOCK 6 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER PART OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1926 AS DOCUMENT NO. 9282048, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) WITH A COMBINED FACTOR OF 0.9999851591:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 0 DEGREES 49 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 1.50 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 04 SECONDS EAST, 32.30 FEET TO THE EAST LINE OF SAID LOT 16; THENCE SOUTH 0 DEGREES 49 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE, 1.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 89 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 32.30 FEET TO THE POINT OF BEGINNING.

THAT PART OF LOT 17 IN BLOCK 6 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1926 AS DOCUMENT NO. 9282048, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) WITH A COMBINED FACTOR OF 0.9999851591:

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 signed by the Company or its issuing agent that may be in electronic form.



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BEGINNING AT THE SOUTH WEST CORNER OF LOT 17; THENCE NORTH 0 DEGREES 49 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 1.50 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 04 SECONDS EAST, 24.99 FEET TO THE EAST LINE OF SAID LOT 17; THENCE SOUTH 0 DEGREES 49 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE, 1.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 89 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 24.99 FEET TO THE POINT OF BEGINNING.

THAT PART OF LOTS 19 AND 20 IN BLOCK 6 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1926 AS DOCUMENT NO. 9282048, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) WITH A COMBINED FACTOR OF 0.9999851591:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 89 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 19 AND 20, A DISTANCE OF 49.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 0 DEGREES 49 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 1.50 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 04 SECONDS EAST, 49.98 FEET TO THE EAST LINE OF SAID LOT 20; THENCE SOUTH 0 DEGREES 49 MINUTES 34 SECONDS EAST, 1.50 FEET TO THE POINT OF BEGINNING.

Property of Cook County Clerk's Office

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