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23019220520

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY

Doc# 2301922052 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2023 12:16 PM PG: 1 OF 5

768699
① of 3

Citywide Title Corporation
111 W. Washington St, Ste 1301
Chicago IL 60602

THE GRANTOR(S) Kingsguard Properties LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 910 W. Van Buren #180, Chicago, IL 60606, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS to **Everlyn Goodlow**, a(n) single woman, City of Chicago of the County of Cook, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

~~LOT 8 IN BLOCK 15 OF EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~
See attached Ⓟ

SUBJECT TO: Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 25-09-126-031-0000

Address(es) of Real Estate: 9818 S Lowe Ave. Chicago, IL 60628

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In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Members, this 18 day of November, 2022.

By: [Signature]
Kingsguard Properties LLC, an Illinois Limited Liability Company
By: Rishi Chadda, Manager of Kingsguard Realty Advisors, LLC,
Which is manager of Kingsguard Properties, LLC

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that RISHI CHASSA, personally known to me to be the Manager of Kingsguard Realty Advisors, LLC which is Manager of Kingsguard Properties LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18 day of November, 20 22



[Signature]
Notary Public

Prepared by:
Niko-Law LLC
7808 W. College Drive Suite 45W
Palos Heights, IL 60463

Mail to: 9818 S Low
Chicago IL 60628

Name and Address of Taxpayer:
Everlyn Goodlow
9818 S. Lowe
Chicago IL 60628

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File No: 768699

EXHIBIT "A"

LOT 8 IN BLOCK 15 OF EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25.09.126.031 .0000 (A)

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1367

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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.

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REAL ESTATE TRANSFER TAX

16-Jan-2023



COUNTY:
ILLINOIS:
TOTAL:

102.50
205.00
307.50

25-09-126-031-0000

20221101696779

1-939-360-592

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REAL ESTATE TRANSFER TAX

16-Jan-2023



CHICAGO:

1,537.50

CTA:

615.00

TOTAL:

2,152.50

25-09-126-031-0000 | 20221101696779 | 1-606-306-640

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office