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WARRANTY DEED

STATE OF ILLINOIS LIMITED LIABILITY COMPANY TO INDIVIDUAL Doc#. 2302440158 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/24/2023 02:08 PM Pg: 1 of 3

Dec ID 20221201615013

ST/CO Stamp 0-432-511-824 ST Tax \$660.00 CO Tax \$330.00

City Stamp 0-739-547-984 City Tax: \$6,930.00

Chicago Title 22GSC01774NA 1 of 2

Above Space for Recorder's Use Only

THE GRANTOK, IJIGH COTTON HOLDINGS, LLC, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED 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, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HUMO PAID, AND PURSUANT TO AUTHORITY GIVEN BY THE MEMBERS OF SAID LIMITED LIABILITY COMPANY,

CONVEYS AND WARRANTS TO ADAM P. EICKMEYER AND ALEJANDRO MONCADA, Soth single, as joint tenants, of Circuso, IL

BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED 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,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 1920 NORTH MAUD AVENUE, UNIT F, CHICACO, ILLINOIS 60614
PERMANENT INDEX NUMBER(S): 14-32-401-052-1015

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, PUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HERBY RELIANING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS:

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HIGH COTTON HOLDINGS, LLC

BY: Christine Vance Denning, MANAGING MEMBER (SEAL)

STATE OF ILLINOIS)

) SS:

COUNTY OF COOK

I, DEANNA S. RYAN, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CHRISTINE V. JURNING, MANAGING MEMBER OF HIGH COTTON HOLDINGS, LLC, AN ILLINOIS LIMITED L'ACULTY COMPANY PERSONALLY KNOWN TO ME TO BE THE MANAGING MEMBER OF THE LLATED LIABILITY COMPANY AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBJECTIVED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGLY. THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SUCH MANAGING MEMBEL OF SAID LIMITED LIABILITY COMPANY AS THEIR FREE AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY OF JANUARY, 2023

NOTARY PUBLIC

MY COMMISSION EXPERT

OFFICIAL SEAL
DEANNA S RYAN
N JTAPY PUBLIC - STATE OF ILLINOIS
MY C. MMISSION EXPIRES:06/09/24

This Instrument was Prepared	Send Subsequent Tax Bills to:	After Recording Mail To:
By: Ryan Law Group, Ltd.	Adam B. Eickmeyer and Alejandro Moncada	
2661 North Lincoln Ave 1st Floor	1920 N. Maud Ave, Unit F	- ¬
Chicago, Illinois 60614	Chicago, IL 60614	

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LEGAL DESCRIPTION

Order No.: 22GSC017774NA

For APN/Parcel ID(s): 14-32-401-052-1015

UNIT NUMBER 1920-F IN 1920 NORTH MAUD AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 45, 46 AVID 47 (EXCEPT THE NORTHWESTERLY 18 FEET OF LOT 47) IN CHAS H. HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHUCAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 1/4 FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 93 TO 99 IN THE SUBDIVISION OF LOT 3 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO TOGETHER WITH NORTH PART OF LOT 2 IN SAID BLOCK 9 IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89611346 FOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMFINTS IN COOK COUNTY, ILLINOIS.