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2306222080

WARRANTY DEED

Doc# 2306222080 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2023 02:49 PM PG: 1 OF 5

THE GRANTOR,
DESHE AT ALSIP,
 LLC, an Illinois
 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,
 for and in
 consideration of TEN
 AND NO/100's
 DOLLARS (\$10.00)
 and other good and
 valuable
 consideration, in hand
 paid,

23NW7149963W14

FOR RECORDER'S USE ONLY

CONVEY AND WARRANT to **CRESTLINE VILLAS ARMS LLC**, an Illinois limited liability company, of 2607 W. Glenlake Ave., Suite 101, Chicago, IL 60659, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

- | | |
|----------------------------|--------------------|
| P.I.N.: 24-22-421-023-0000 | 24-22-421-031-0000 |
| 24-22-421-024-0000 | 24-22-421-032-0000 |
| 24-22-421-025-0000 | 24-22-421-033-0000 |
| 24-22-421-026-0000 | 24-22-421-034-0000 |
| 24-22-421-027-0000 | 24-22-421-035-0000 |
| 24-22-421-028-0000 | 24-22-421-036-0000 |
| 24-22-421-029-0000 | 24-22-421-037-0000 |
| 24-22-421-030-0000 | |

Grantor, for itself and its successors, further covenants, promises and agrees with Grantee, its heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that they will warrant and defend the property against all persons lawfully claiming by, through or under them.

Subject to: any exception arising out of an act of Purchaser or its representatives, agents, employees or independent contractors; zoning and subdivision ordinances and regulations which are not violated by the existing improvements and their current and continued use; real estate taxes

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and assessments not yet due and payable; and any covenants, conditions, easements and restrictions of record,

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

DATED effective the 27th day of February, 2023.

SELLER

DESHE AT ALSIP, LLC

By: Deshe at Alsip Management LLC,
Manager

By: Deshe Real Estate Group, LLC,
Manager

By: _____

Etamar Deshe, Manager of Deshe Real Estate Group, LLC

Real Estate Transfer Tax

Amount: \$60,550.00

Date: 2.28.23

Initials: LC

Number: 49

2023



Village of Alsip

STATE OF ILLINOIS

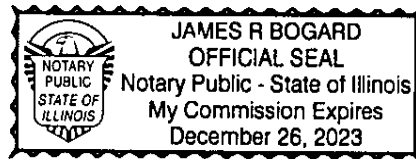
COUNTY OF COOK

}
SS

Etamar Deshe, Manager of Deshe Real Estate Group, LLC, a Florida limited liability company, which is the sole Manager of Deshe at Alsip Management, LLC, an Illinois limited liability company, which is the sole Manager of **Deshe at Alsip, LLC**, an Illinois limited liability company, having been first duly sworn, on oath deposes and states that he has read the above and foregoing document by him subscribed, and that same is true in substance and in fact.

Subscribed and sworn to before me this 27th day of February, 2023.

Notary Public



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Prepared by: Raya Bogard, The Bogard Law Firm, LLC, 136 Francisco Terrace, Oak Park, IL 60302.

Mail subsequent tax bills to: CRESTLINE VILLAS ARMS LLC, 2607 W. Glenlake Ave., Suite 101, Chicago, IL 60659.

After recording, please mail to: Jeffrey K. Gutman, Gutman & Associates LLC, 4018 N. Lincoln Ave., Chicago, IL 60618

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 1 TO 14, BOTH INCLUSIVE, IN CRESTLINE VILLA, A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 18, 1972 AS DOCUMENT 21871916, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN FIRST ADDITION TO CRESTLINE VILLA, A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 4209 W. 115th Street, Alsip, IL 60803

Tax Identification Nos.: 24-22-421-023-0000
24-22-421-024-0000
24-22-421-025-0000
24-22-421-026-0000
24-22-421-027-0000
24-22-421-028-0000
24-22-421-029-0000
24-22-421-030-0000
24-22-421-031-0000
24-22-421-032-0000
24-22-421-033-0000
24-22-421-034-0000
24-22-421-035-0000
24-22-421-036-0000
24-22-421-037-0000

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Property of Cook County Clerk's Office

COUNTY: 8,650.00
ILLINOIS: 17,300.00
TOTAL: 25,950.00

20230201660460 | 1-575-911-248

24-22-421-023-0000

