

# UNOFFICIAL COPY

## WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



FIDELITY NATIONAL TITLE OC23003457A

Doc#: 2308633318 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/27/2023 01:24 PM Pg: 1 of 2

Dec ID 20230301679960  
ST/CO Stamp 0-573-384-912 ST Tax \$90.00 CO Tax \$45.00  
City Stamp 2-123-770-064 City Tax: \$945.00

**THE GRANTOR(S), KENNETH GANIU OLAD NINALOWO AND OLUBUKOLA K. NINALOWO, A MARRIED COUPLE** of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby convey(s) and warrant(s) to **THE GRANTEE(S), BMW PROPS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, of the City of Downers Grove, in the County of DuPage, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois to wit:

**LOT 2 (EXCEPT THE NORTH 8 FEET THEREOF) AND THE NORTH 16 FEET BEING OF A LOT 3 SUBDIVISION IN , BLOCK EAST IN 1 OF THE IN THE HULBERT'S SOUTHWEST TIDRD 1/4 PRINCIPAL ADDITION OF TO SECTION MERIDIAN, SOUTH 32, IN TOWNSHIP COOK ENGLEWOOD, 38 COUNTY, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**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 yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

**PIN NUMBER(S):** 20-32-322-048-0000  
**ADDRESS:** 8505 South Elizabeth Street, Chicago, IL 60620

FIDELITY NATIONAL TITLE

OC23003457A

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 22 day of March, 2023.

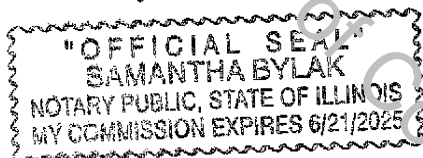
  
 \_\_\_\_\_ (Seal)  
**Kenneth Ganiu Olad Ninalowo**


  
 \_\_\_\_\_ (Seal)  
**Olubukola K. Ninalowo**

STATE OF ILLINOIS       )  
   ) SS  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT KENNETH GANIU OLAD NINALOWO AND OLUBUKOLA K. NINALOWO** personally known to me to be the same persons whose names appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22 day of March, 2023.



  
 \_\_\_\_\_  
 Notary Public

**THIS INSTRUMENT WAS PREPARED BY:**



Vincent Anthony Incopero, Esq.  
 381 North York Street, Suite 1  
 Elmhurst, IL 60126

Telephone: (630) 299-7600(630) 299-7600  
 Facsimile: (630) 299-4579  
 E-mail: [info@reallawgroup.com](mailto:info@reallawgroup.com)  
 Website: <https://www.reallawgroup.com>

**File #: OC23003457A**

**MAIL TO:**

BMW Props LLC, an Illinois Limited Liability Company  
 1202 North 75th Street  
 Suite 125  
 Downers Grove, IL 60515

**SEND SUBSEQUENT TAX BILLS TO:**

BMW Props LLC, an Illinois Limited Liability Company  
 1202 North 75th Street  
 Suite 125  
 Downers Grove, IL 60515

GRANTEE'S ADDRESS ^