

SPECIAL UNOFFICIAL COPY
WARRANTY DEED

Statutory (Illinois)
(LLC. To LLC)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc#: 2309319021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/03/2023 12:53 PM Pg: 1 of 4

Dec ID 20230301670959
ST/CO Stamp 0-003-807-440 ST Tax \$192.50 CO Tax \$96.25
City Stamp 1-666-865-360 City Tax: \$2,021.25

(The Above Space for Recorder's Use Only)

THIS AGREEMENT, made this 8th day of March, 2023, between Galaxy Sites, 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, 820 Church Street, suite 200, Evanston, IL 60201, party of the first part, and Ezzy Investments LLC, 16940 Vincennes Ave., South Holland, IL 60478, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN and _____no/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit: (See 2d page for legal description of the real estate).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) covenants, easements, conditions and restrictions of record, (b) party wall rights, easements and restrictions, if any, (c) building, zoning, and health code violations, if any, and administrative proceedings and legal proceedings pending as a result thereof, if any, and, d) general property taxes and special assessments due for the year 2022 and subsequent years.

Permanent Real Estate Number(s): 20-32-323-004-0000

Address(es) of real estate: 8617 S. Ashland Ave., Chicago, Illinois. 60620

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, this 8th day of March, 2023.

Galaxy Sites, LLC.,
By: National Indemnity Corp.- Its managing member,

Acuity Title
8301 Dempster St., Suite 206
***** Skokie, IL 60077 *****

By: _____


Brian Burak, Agent

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State of Illinois, County of Lake ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Brian Burak, personally known to me to be the Agent of the Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Agent, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of March, 2023.

Commission expires 1-24 20 25

Place Seal Here

Nancy Burak
NOTARY PUBLIC
OFFICIAL SEAL
NANCY BURAK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/24/25

Legal Description: Lots 37 and 38 in Block 3 in Roy and Nourse's Sixth Addition to South Englewood being a Subdivision of the Northwest 1/4 of the Southwest 1/4 and the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian (except that part taken for Ashland Avenue), in Cook County, Illinois

Prepared by: Brian A. Burak, Esq.
40522 N North Newport Drive
Antioch, IL 60002

Subsequent tax bills to: Ezzy Investments LLC
16940 Vincennes Ave.
South Holland, IL 60473

Return to: Kagalawalla Law Offices LLC
18450 Summit Ave., #110
Oakbrook Terrace, IL 60181

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 30-Mar-2023

CHICAGO:	1,443.75
CTA:	577.50
TOTAL:	2,021.25 *



20-32-323-004-0000 | 20230301670959 | 1-666-865-360
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

30-Mar-2023



COUNTY:	96.25
ILLINOIS:	192.50
TOTAL:	288.75

20-32-323-004-0000

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