### **UNOFFICIAL COPY**

Doc#. 2314628089 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/26/2023 11:31 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

(LLC to Individuals)

Dec ID 20230501620545

ST/CO Stamp 1-366-543-056 ST Tax \$289.00 CO Tax \$144.50

City Stamp 0-292-801-232 City Tax: \$3,034.50

(The Above Space for Recorder's Use Only)

THE GRANTOR, LECHU TO ESTMENTS, LLC, a limited liability company created and existing under and by virtue of the law of the State of Illinois, and pursuant to authority given by the Manager of said limited liability company, for an in consideration of ten dollars (\$10.00), and other good and valuable consideration, in hard paid, does hereby CONVEY and WARRANT to James Robinson and Christine Robinson,

of

all interest in the following described Real

Estate situated in the County of Cook and State of Minois, not as tenants in common, but as joint tenants, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 25-01-226-039-0000

Property Address: 9054 S. Merrill Ave., Chicago, IL 60617

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

#### FIDELITY NATIONAL TITLE OC23006761

REAL ESTATE TRANSFER TAX		22-May-2023	
4	CHICAGO:	2,167.50	
<b>*</b>	CTA:	867.00	
	TOTAL:	3,034.50 *	
25-01-226-039-0000	20230501620545	0-292-801-232	
Total does not includ	e any appilcable pena	ity or interest due.	

EAL ESTATE	TRANSFER TA	x	22-May-2023
	-	COUNTY:	144.50
		ILLINOIS:	289.00
		TOTAL:	433.50
25-01-226	039-0000	20230501620545	1-366-543-056

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# **UNOFFICIAL COPY**

Dated this day of	_W3				
	Lechu Investments, Company	LLC,	a Illinois	Limited	Liability
	The state of the s			•	

Leo Kwok

Its: Authorized Signatory

STATE OF WOLS) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Leo Kyok, 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 severally acknowledged that as such, signed and delivered the said instrument, pursuant to authority given by the Manager 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 notarial (eal, this ) day of WW, 2023

Notice Public

THIS INSTRUMENT PREPARED BY: Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465

MAIL TO:

The Barclay Law Group PC 3525 South King Drive Chicago, IL 60653

JERYL A BURKE Official Seal Notary Public - State of Illinois My Commission Expires Oct 18, 2026

SEND SUBSEQUENT TAX BII LS TO:

James Robinson 9054 S. Merrill Ave. Chicago, 1L 60617

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### **EXHIBIT A** LEGAL DESCRIPTION

LOT 19 IN BLOCK 12 IN SOUTH SHORE GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

. Permanent Index Number(s): 25-01-226-039-0000

Idress: Cook County Clark's Office Property Address: 9054 S. Merrill Ave., Chicago, IL 60617