

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:
Boston National Title
600 Rouser Road, Suite 500
Coraopolis, PA 15108
File No. IL23108697



Doc# 2315157004 Fee \$88.00

NAME AND ADDRESS OF TAXPAYER:
Charles Oyibo
5928 South Prairie Avenue, #2
Chicago, IL 60637

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2023 10:21 AM PG: 1 OF 4

This document prepared by:
Courtney E. Deo, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 20-15-303-040-1002

WARRANTY DEED

THIS INDENTURE made and entered into on this 18th day of MAY, 2023, by and between 5928 S Prairie Ave LLC, located at 5928 South Prairie Avenue, #2, Chicago, IL 60637 hereinafter referred to as Grantor(s) and Charles Oyibo, single individual, residing at 5928 South Prairie Avenue, #2, Chicago, IL 60637, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One and 00/100 Dollars (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5928 South Prairie Avenue, #2, Chicago, IL 60637

Prior instrument reference: Instrument Number: 1830619244, Recorded: 11/02/2018

"Exempt under provision of Paragraph E"

Section 31-45, Real Estate Transfer Tax Act

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land

REAL ESTATE TRANSFER TAX 30-May-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-15-303-040-1002 | 20230501632948 | 1-918-114-512

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-15-303-040-1002

20230501632948 | 0-235-662-032

UNOFFICIAL COPY

above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 18th day of May, 2023.

5928 S Prairie Ave LLC

Charles E. Oyibo

Name: Charles E. Oyibo
Title: Member

STATE OF ILLINOIS
COUNTY OF COOK

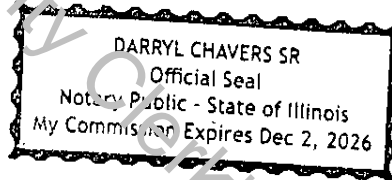
This instrument was acknowledged before me on 18th day of MAY, 2023 by Charles E. Oyibo as Member of 5928 S Prairie Ave LLC.

[Signature]

(Signature of Notary Public)

Print Name: Darryl Chavers Sr

My commission expires: 12-2-2026



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

The real property situated in the County of Cook and State of Illinois and more particularly described:

Unit 2 together with its undivided percentage interest in the common elements in 5928 South Prairie Condominium as delineated and defined in the Declaration recorded as Document No. 0402745122, in the Southwest 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel ID Number: 20-15-303-040-1002

Property Commonly Known As: 5928 South Prairie Avenue, #2, Chicago, IL 60637

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

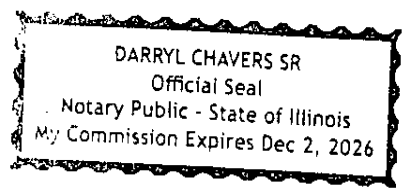
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/18/2023

Signature: Charles Oyiibo
Grantor, or Agent

Subscribed and sworn to before me by the said Charles Oyiibo this 18th day of MAY, 2023.

[Signature]
Notary Public
My commission expires: 12-2-2026



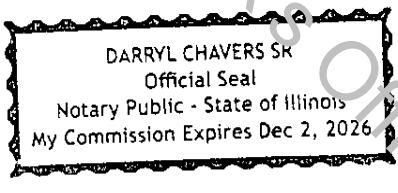
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/18/2023

Signature: Charles Oyiibo
Grantee, or Agent

Subscribed and sworn to before me by the said Charles Oyiibo this 18th day of MAY, 2023.

[Signature]
Notary Public
My commission expires: 12-2-2026



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)