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23172220210

Doc# 2317222021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 10:37 AM PG: 1 OF 7

This Instrument Prepared By:
THOMAS ALLGOOD, ESQ.
o/b/o BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. MEI-131418-T

Space Above This Line For Recording Data


WARRANTY DEED

THIS INDENTURE made on 14th day of JUNE, 2023, between **SOUTH SHORE UNITS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** party of the first part, for good consideration in the amount of **Ten and 00/100 Dollars (\$10.00)**, does hereby conveys and warrants to **S SHORE UNITS ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY**, party of the second part, of 108 W. 13TH STREET, SUITE 100, WILMINGTON, DE 19801, the following described real estate in COOK County, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



APN: 21-30-415-018-0000 South
PROPERTY ADDRESS: 7827 S SHORE DRIVE, CHICAGO, IL 60649
This instrument was prepared without the benefit of a title examination.

Subject to general real estate taxes for 2023 and subsequent years and covenants, conditions, and restrictions of record, building lines and easements.

REAL ESTATE TRANSFER TAX	20-Jun-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

21-30-415-018-0000 | 20230601650463 | 1-234-917-072

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

REAL ESTATE TRANSFER TAX	21-Jun-2023
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-30-415-018-0000 | 20230601650463 | 1-046-861-520

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WITNESS my hand and seal this 14th day of June, 2023.

**SOUTH SHORE UNITS LLC, AN
ILLINOIS LIMITED LIABILITY
COMPANY**

By: [Signature]
Name: Yosef Grunwald
Title: Managing Member

STATE OF New York)
) SS
COUNTY OF Livingston)

On this date, before me personally appeared Yosef Grunwald, Managing member, before me known to be the person who executed the foregoing instrument on behalf of **SOUTH SHORE UNITS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** and acknowledge that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of aforesaid, this 14 day of June, 2023.

[Signature]
Notary Public
My term Expires: May 31, 2023

Send Tax Notices to:
S SHORE UNITS ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY
108 W. 13TH STREET, SUITE 100
WILMINGTON, DE 19801

FRIMMY BREUER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6434075
Qualified in King County
Commission Expires May 31, 2026

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EXHIBIT "A" Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 167 IN BLOCK 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT TO THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 50 FEET, MORE OR LESS, TO A POINT MIDWAY BETWEEN THE NORTHWESTERLY CORNER AND THE SOUTHWESTERLY CORNER OF SAID LOT;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT MIDWAY BETWEEN THE NORTHERLY CORNER AND THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

FRIMMY BREUER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6434075
Qualified in King County
Commission Expires May 31, 2026

STATE OF ILLINOIS)
COUNTY OF King)

South Shore Units LLC, an Illinois, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 2 Skillman Street #220, Brooklyn, NY 11205.

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Yusef Grunwald
this 14 day of June, 2023.

Frimmy Breuer
Signature of Notary Public

[Signature]
Signature of Affiant

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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.



Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Exempt under provisions of 35 ILCS 200/, Sec. 31-45,
Para. e Real Estate Transfer Tax Law.

6/15/23

Date

[Signature]
Buyer, Seller or Representative

OR DOCUMENTARY STAMPS

Property of Cook County Clerk's Office

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

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

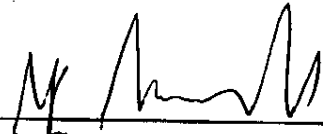
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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of 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 June 14th, 2023

Signature: _____



Grantor or Agent

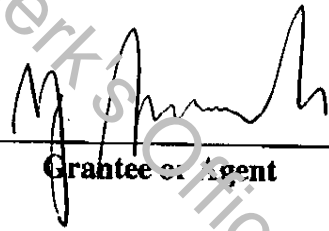
Subscribed and sworn to before me
By the said Josef Grunwald
This 14 day of June, 2023
Notary Public Frimmy Breuer

FRIMMY BREUER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6434075
Qualified in King County
Commission Expires May 31, 2026

The **grantee** or 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.

Date June 14th, 2023

Signature: _____



Grantee or Agent

Subscribed and sworn to before me
By the said Josef Grunwald
This 14 day of June, 2023
Notary Public Frimmy Breuer

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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

FRIMMY BREUER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6434075
Qualified in King County
Commission Expires May 31, 2026