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2318157053D

Doc# 2318157053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/30/2023 03:52 PM PG: 1 OF 4

WARRANTY DEED

Dec-23-2023

THIS INDENTURE WITNESSETH, that **BLAKOA II, LLC**, a DE limited liability company ("Grantor"), CONVEYS AND WARRANTS to **ARM ENTERPRISE GROUP LLC**, an IL limited liability company, organized and existing under the laws of the State of IL ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all interest in the real estate in Cook County, in the State of Illinois, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

The undersigned Grantor, executing this deed, represents and certifies that it has full capacity to execute and deliver this deed and to convey the real estate described herein.

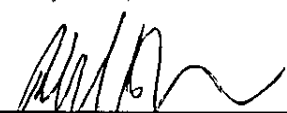
Together with the tenements and appurtenances thereunto belonging. Hereby releasing and waiving all rights under by virtue of the Homestead Laws of the State of Illinois.


TO HAVE AND TO HOLD said premises forever, subject only to the covenants, conditions and restrictions of record, and general real estate taxes not yet due and payable.

GRANTOR, and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as has been recited or disclosed herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor and none other.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 23 day of June, 2023.



BLAKOA II, LLC, a DE limited liability

By: 
Bradford Anderson, Manager and Member

REAL ESTATE TRANSFER TAX	30-Jun-2023
 CHICAGO:	371.25
CTA:	148.50
TOTAL:	519.75 *

21-31-319-017-0000 | 20230601661961 | 1-432-047-312

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

REAL ESTATE TRANSFER TAX	30-Jun-2023
 COUNTY:	24.75
 ILLINOIS:	49.50
TOTAL:	74.25

21-31-319-017-0000 | 20230601661961 | 1-517-702-864

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EXHIBIT A

Situated in the County of Cook, State of Illinois, to wit:

LOT 29 IN BLOCK 53 IN HILL'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 8549 S. Kingston Ave., Chicago, IL 60617

PIN #: 21-31-319-017-0000

SUBJECT TO:

- 1) Real Estate Taxes for ~~XXXXXXXXXXXX~~ 2022 2nd Installment (not yet due) and 2023 (not yet due)
- 2) Covenants, conditions, restrictions and any liens or claims of record.
- 3) Zoning laws and ordinances which conform to the present usage of the premises.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

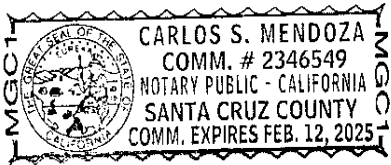
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Cruz }

On JUNE 27th, before me, Carlos S Mendoza, Notary Public,
personally appeared Bradford L Anderson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____