



23200570210

Doc# 2320057021 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/19/2023 01:10 PM PG: 1 OF 3

WARRANTY DEED
Statutory (Illinois)

Ⓢ

2 OF 3

2003033

THE GRANTOR, Fourforfive LLC, a Nevada Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Aaliyah Muhammad, a single woman, of the City of Chicago, County of Cook, State of Illinois, as Sole Owner of the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 6807 S. Cornell Avenue, Unit 3S, Chicago, Illinois 60649
P.I.N.: 20-24-309-032-1005

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein. As there were no tenants in the building at time Grantor acquired its interest, the tenant did not have a legal right to purchase the unit.

UNOFFICIAL COPY

Dated: this 13th day of July, 2023.

Fourforfive LLC

Loic Pillon

Loic Pillon, Manager

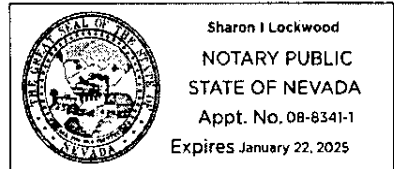
STATE OF Nevada

COUNTY OF Clark

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Loic Pillon is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of July, 2023.




Sharon I Lockwood
Notary Public

Notarial act performed by audio-video communication.

**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph, Esq.
Rudolph Kaplan LLC
805 Greenwood St.
Evanston, IL 60201

REAL ESTATE TRANSFER TAX		18-Jul-2023
	CHICAGO:	937.50
	CTA:	375.00
	TOTAL:	1,312.50 *



20-24-309-032-1005 | 20230701673820 | 1-320-247-760

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

WHEN RECORDED

RETURN TO:

Grace Okorie
50 South Main St
Suite 200
Naperville IL 60540

REAL ESTATE TRANSFER TAX		18-Jul-2023
	COUNTY:	62.50
	ILLINOIS:	125.00
	TOTAL:	187.50

20-24-309-032-1005 | 20230701673820 | 1-254-793-680

SEND FUTURE TAX

BILLS TO:

Aaliyah Muhammad
6807 S. Cornell St unit 3G
Chicago IL 60649

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

UNOFFICIAL COPY

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit No. 3S, in the 6807 S. Cornell Avenue Condominium, as delineated on a Plat of survey of the following described tract of land: Lots 37 and 38 in Block 6 in South Jackson Park Subdivision in the Northwest 1/2 of the Southwest 1/4 of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of ~~24~~ limited common elements as delineated and defined in the Declaration of Condominium aforesaid and any amendments thereto.

Property of Cook County Clerk's Office