

# UNOFFICIAL COPY

Saturn Title LLC  
2335322

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Doc#: 2321613062 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/04/2023 09:56 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Dec ID 20230801688596  
ST/CO Stamp 1-388-702-160 ST Tax \$455.00 CO Tax \$227.50  
City Stamp 0-136-505-808 City Tax: \$4,777.50

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), 7628-30 Phillips LLC, An Illinois Limited Liability Company of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Panacea Holdings LLC, An Illinois Limited Liability Company of 155 N. Wacker Dr., Unit 4250, Chicago, IL 60606.

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

2<sup>ND</sup> INSTALLMENT

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show

Permanent Index Number(s): 21-30-307-017-0000 & PIN#

Property Address: 7628-30 S. Phillips Ave., Chicago, IL 60649

Dated August 1, 2023.

7628-30 Phillips LLC

By

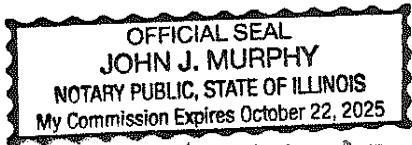
STATE OF ILLINOIS )  
 ) SS.

COUNTY OF Cook

# UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Enrico DeBartolo personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 1<sup>st</sup> day of August, 2023



John Murphy  
Notary Public

My commission expires: 10-22-23

**THIS DOCUMENT PREPARED BY:**

John J. Murphy  
6122 N. Neva  
Chicago, IL 60631

**MAIL TAX BILL TO:**

Panacea Holdings LLC  
155 N. Wacker Dr., Unit 4250  
Chicago, IL 60606

**MAIL RECORDED DEED TO:**

Panacea Holdings LLC  
155 N. Wacker Dr., Unit 4250  
Chicago, IL 60606

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **THE SOUTH 25 FEET OF LOT 9 AND ALL OF LOT 10 IN BLOCK 5 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Permanent Index Number(s): **21-30-307-017-0000**

**PIN#**

**PIN#**

Property Address: **7628-30 S. Phillips Ave., Chicago, IL 60649**

Property of Cook County Clerk's Office