

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2325713673 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 03:23 PM Pg: 1 of 3

Upon recording, return to:
Tychiara Smith
2718 W. Wilcox Street
Chicago, Illinois 60612

Dec ID 20230901617403
ST/CO Stamp 1-982-574-032 ST Tax \$210.00 CO Tax \$105.00
City Stamp 2-078-371-280 City Tax: \$2,205.00

Send subsequent tax bills to:
Tychiara Smith
2718 W. Wilcox Street
Chicago, Illinois 60612

Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

FR 6720545

THE GRANTOR, 19 N. MAY LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEE, TYCHIARA SMITH, of the City of Chicago, County of Cook, State of Illinois ("Grantee"), the following described real estate situated in the County of Cook, in the State of Illinois, to wit ("Real Estate"): *YK*

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

Permanent Index Number: 16-13-204-033-0000

Address of Real Estate: 2718 W. Wilcox Street, Chicago, Illinois 60612

SUBJECT TO, if any: real estate taxes not yet due and payable; special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; applicable zoning and building laws or ordinances; easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a residence; utility easements, whether recorded or unrecorded; acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and affordable housing restrictions and covenants enforceable by the Chicago Housing Authority and Chicago Community Land Trust.

THIS IS NOT HOMESTEAD PROPERTY

Dated as of September 6, 2023.

[Remainder of Page Intentionally Left Blank; Signature Pages Follow]

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EXECUTED and effectively dated as of the date first set forth above.

GRANTOR:

19 N. MAY LLC,
an Illinois limited liability company

By: Peerless Real Estate Investments
Manager, LLC

Its: Administrative Member

By: 


Dominic Sulo, its Manager

State of Illinois)
County of Cook) SS.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dominic Sulo, not individually, but as Manager of Peerless Real Estate Investments Manager, LLC, the Administrative Member of 19 N. May LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 5th day of Sept's 2023.





Notary Public
My Commission Expires: 1/06/2026

REAL ESTATE TRANSFER TAX		13-Sep-2023
CHICAGO:		1,575.00
CTA:		630.00
TOTAL:		2,205.00

16-13-204-033-0000 | 20230901617403 | 2-078-371-280
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Sep-2023
COUNTY:		106.00
ILLINOIS:		210.00
TOTAL:		315.00

16-13-204-033-0000 | 20230901617403 | 1-982-574-032

This instrument was prepared by:

Chad M. Poznansky, Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, Illinois 60601

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EXHIBIT A

DESCRIPTION OF THE PROPERTY

LOT 26 IN WEBB'S SUBDIVISION OF THE SOUTH ½ OF LOT 4 AND THAT PART OF LOTS 5 AND 6 IN BLOCK 1 OF ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS

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Property of Cook County Clerk's Office