

# UNOFFICIAL COPY

## WARRANTY DEED

### Statutory (ILLINOIS)

Doc#: 2331041136 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/06/2023 12:40 PM Pg: 1 of 3

Dec ID 20230901618338  
ST/CO Stamp 0-781-850-576 ST Tax \$118.00 CO Tax \$59.00  
City Stamp 0-316-925-904 City Tax: \$1,239.00

THE GRANTOR, **Chicago Opportunity Homes LLC, a Delaware limited liability company**, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, does hereby CONVEY and WARRANT to **Sadell Solutions LLC, an Illinois limited liability company**, (the "Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED  
HERETO FOR LEGAL DESCRIPTION.

Permanent Real Estate Index Number: 25-05-123-018-0000  
Address of Real Estate: 8959 S. Elizabeth St., Chicago, Illinois 60620

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the date of conveyance.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever. This is not a homestead property.

**Mail To:**  
Edward Balscik  
2164 W. Giddings  
Chicago, Illinois 60625

**Send Subsequent Tax Bills To:**  
Sadell Solutions LLC  
3151 W. Fulton St.  
Chicago, Illinois 60621

This instrument was prepared by Eliyahu Morgenstern, PreroLaw, P.C., 8424 Skokie Blvd. #200, Skokie, IL 60077

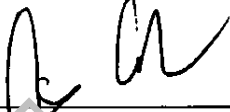
[Signatures on Following Page]

1 of 2  
**FIRST AMERICAN TITLE**  
**FILE # AF1037134**

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 28<sup>th</sup> day of August, 2023.

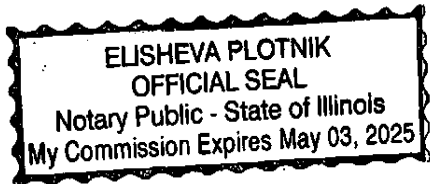
CHICAGO OPPORTUNITY HOMES LLC


  
\_\_\_\_\_  
By: Ari Cohen  
Title: Authorized Signatory

STATE OF ILLINOIS     )  
                                          )  
COUNTY OF COOK     )     SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ari Cohen, as Authorized Signatory of Chicago Opportunity Homes LLC, personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28<sup>th</sup> day of August, 2023.



  
\_\_\_\_\_  
Notary Public  
Commission expires May 3, 2025

Property of Cook County Clerk's Office

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**Exhibit "A"**  
**Legal Description**

LOT 18 IN MARTIN J. HEALY'S FIRST ADDITION TO BRAINARD, BEING A SUBDIVISION OF BLOCK 9 (EXCEPT THE NORTH 100 FEET THEREOF) IN W. O. COLE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 25-05-123-018-0000

Commonly Known As: 8959 S. Elizabeth St. Chicago, Illinois 60620

Property of Cook County Clerk's Office