

UNOFFICIAL COPY

Doc#. 2332041136 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2023 09:10 AM Pg: 1 of 2

Dec ID 20231101668590
ST/CO Stamp 1-842-853-840 ST Tax \$110.00 CO Tax \$55.00
City Stamp 1-380-612-048 City Tax: \$1,155.00

WARRANTY DEED

URBAN THERAPY, INC., a Corporation of Illinois whose address is 4479 Lawn Ave., Unit 302, Western Springs, Illinois 60558 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warrant unto **Bella Pampa LLC**, an _____ limited liability company whose address is _____, the following described real estate situated in Cook County, Illinois:

UNIT NUMBER 6449-1 IN CORNERSTONE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 11, 12, 13 AND 14 IN L.M. SMITHS RESUBDIVISION OF PART OF WADSWORTH'S ADDITION TO WOODLAWN BEING A PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

Chicago Title

2351NW 5871190K

THE SOUTH 33 FEET OF THE NORTH 66 FEET OF LOT 17 (EXCEPT THAT PART TAKEN FOR ALLEY) IN WADSWORTH'S ADDITION TO WOODLAWN IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 17, 2003 AS DOCUMENT NUMBER 0316810005; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 6449 S. Greenwood Ave., Unit 1, Chicago, Illinois 60637
Permanent index number: 20-23-109-052-1001

REAL ESTATE TRANSFER TAX		10-Nov-2023
COUNTY:		55.00
ILLINOIS:		110.00
TOTAL:		165.00


20-23-109-052-1001 | 20231101668590 | 1-842-853-840

UNOFFICIAL COPY

TO HAVE AND TO HOLD the Real Estate with the appurtenances unto the Grantee, its successors and assigns forever, and the Grantor and its successors and assigns do hereby covenant with the Grantee, its successors and assigns, it is lawfully seized of the Real Estate with an indefeasible estate in fee simple with full power to convey, that the Real Estate is free from encumbrances, above, that it has good right and lawful authority to sell the same, and that Grantor and its successors and assigns shall warrant and defend the same unto the Grantee, its successors and assigns forever, against the lawful claims of all persons whomsoever, and that the Grantee shall have the quiet and peaceable possession of the Property.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads form sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 23 day of October, 2023.

REAL ESTATE TRANSFER TAX	10 No. 2023
	CHICAGO: 625.00
	CTA: 330.00
	TOTAL: 1,155.00
20-23-109-052-1001 20231101668590 1-380-612-048	
* Total does not include any applicable penalty or interest due.	

Urban Theirapy, Inc.

By: Tangenise S. Porter
Its: Tangenise S. Porter, President

Mail Tax Bill to:

Bella Pampa LLC
6030 Mission Hills St SE
Salem, OR 97306

When recorded mail to:

Bella Pampa LLC
6030 Mission Hills St SE
Salem, OR 97306

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Tangenise S. Porter, 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 she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of October, 2023.

[Signature]
Notary Public
My commission expires: 4/4/2027

