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Doc# 2334634026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2023 03:54 PM PG: 1 OF 6

RECORDING REQUESTED BY:
Brandon Williams

INSTRUMENT PREPARED BY:
Brandon Williams
3986 S Drexel Blvd #1N
Chicago, Illinois 60653

RETURN DEED TO:
Brandon Williams
875 N Michigan Ave #3100
Chicago, Illinois, 60611

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Brandon Williams
875 N Michigan Ave #3100
Chicago, Illinois, 60611

Tax Parcel ID/APN # 20021010161002

GENERAL WARRANTY DEED FOR ILLINOIS

STATE OF ILLINOIS
COUNTY OF COOK

THIS DEED is made this day of December 11 2023, by and between the
"Grantor,"

Brandon Williams, an unmarried individual residing at 3986 S Drexel Blvd #1N, Chicago,
Illinois 60653

AND the "Grantee,"

Essential Estates LLC, a business, having a mailing address at 875 N Michigan Ave #3100,
Chicago, Illinois 60611 and represented by its authorized agent, Brandon Williams

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and
sufficiency of which is hereby acknowledged, Grantor hereby conveys, sells, and grants to Grantee

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and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Cook county, Illinois, free of encumbrances or other restrictions except as may be specifically set forth herein:



Property Address: 3986 S Drexel blvd #1N, Chicago, Illinois 60653

Legal description(s) attached separately.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		12-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		12-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-02-101-016-1002 | 20231201692522 | 0-084-877-360

20-02-101-016-1002 | 20231201692522 | 0-161-423-408

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

Property of Cook County Clerk's Office

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Signatures

Grantor signed, sealed, and delivered this general warranty deed to Grantee on 12/11/2023
(date).

Grantor (or authorized agent)

x/ Brandon Williams

Print Name: Brandon Williams

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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NOTARY ACKNOWLEDGMENT

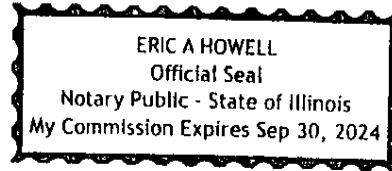
ILLINOIS
COUNTY OF COOK

On ~~December 11, 2023~~ before me, Eric A. Howell, personally appeared **Brandon Williams**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 9/30/2024

Eric A. Howell
Notary Public, Illinois



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Legal Description

Parcel 1: Unit 1N, Together with an undivided Percentage interest in the common elements in 3986 S Drexel Blvd Condominiums, as delineated and defined in the declaration recorded as document number 0715615079, as amended from time to time, in part of section 2, township 38 north, range 14, East of the third principal meridian, in Cook county, Illinois.

Parcel 2: The exclusive right to the use of parking spaces P-2 and S-5 for Unit 1N, limited common elements as delineated on a survey attached to The Declaration aforesaid recorded as document number 0708615083.

3986 S Drexel Blvd. #1N
Chicago, IL 60653

Pin #

20-02-101-016-1002

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 12 | 2023

SIGNATURE: *Brandon Williams*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

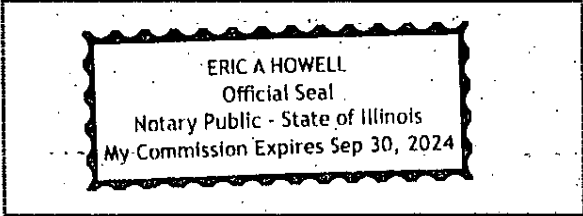
By the said (Name of Grantor): Brandon Williams

On this date of: 12 | 12 | 2023

NOTARY SIGNATURE: *E. Howell*

E. Howell Eric A. Howell

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 | 12 | 20

SIGNATURE: *Essential Estates LLC*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

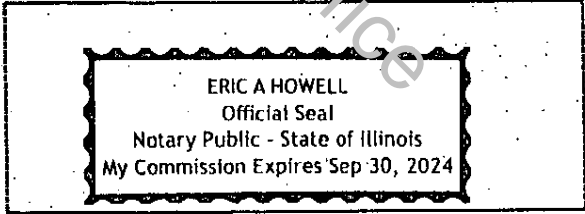
By the said (Name of Grantee): Essential Estates LLC

On this date of: 12 | 12 | 2023

NOTARY SIGNATURE: *E. Howell*

E. Howell Eric A. Howell

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**