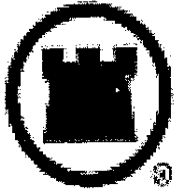


# UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

Doc#: 2401741086 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 11:36 AM Pg: 1 of 3

Dec ID 20230601649636  
ST/CO Stamp 1-123-231-696  
City Stamp 0-049-489-872 City Tax: \$3,000.00

THE GRANTOR(S), TWG-LCDC LLC, a dissolved LLC and Lawndale Christian Development Corporation, of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Adjua Adjei- Danso (Grantee's Address) 3416 Ciniza Drive, Gallup New Mexico, 87301 of the County of McKinley, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1 : {{-024}} LOT 12 IN SUB-BLOCK 2 IN BLOCK 2 OF PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCKS 1, 2, 5 AND 10 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: {{-025}} LOT 13 IN SUB-BLOCK 2 IN BLOCK 2 OF PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCKS 1, 2, 5 AND 10 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023

Permanent Real Estate Index Number(s): 16-23-212-024-0000, 16-23-212-025-0000

Address of Real Estate: ~~1328-36 S~~ SAWYER CHICAGO, IL 60623

Dated this 30TH day of OCTOBER, 2023

Rid S. Tameel  
Lawndale Christian Development Corporation

individually and as manager of TWG-LCDC, LLC signing for the purposes of winding up business

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Lawndale Christian Development Corporation** personally known to me to be the person(s) whose name(s) TOUSSAINT subscribed to the foregoing instrument, appeared before me TOWNSHILL

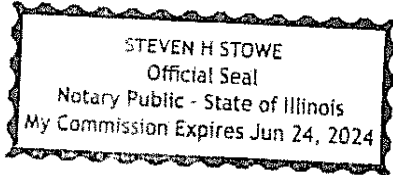
this day in person, and acknowledged that HTE signed, sealed, and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of October, 2023

[Signature]  
(Notary Public)

[Signature]  
Prepared By:

Whittney, Smith, 3843 W. Ogden Avenue, Chicago, 60623



Mail To: Adjua Adjei-Danso

1328-1330 S Sawyer, Chicago, IL, 60623,

Name and Address of Taxpayer:  
Adjua Adjei- Danso  
1328 S SAWYER CHICAGO, IL

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH 2 SECTION    OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH    SECTION    OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO, 200.12B6  
10-30-23  
Date [Signature] Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

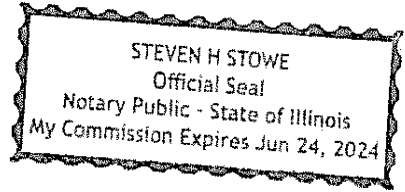
Dated: 10 / 30 20 23

*[Handwritten Signature]*

Signature

William B. Lundstrom

Print Name



Subscribed and sworn to before me this 30 of October, 2023

*[Handwritten Signature]*

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

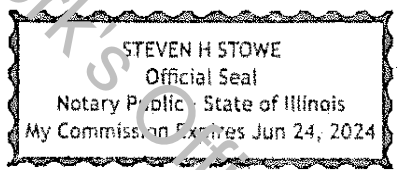
Dated: 10 / 30 20 23

*[Handwritten Signature]*

Signature

William B. Lundstrom

Print Name



Subscribed and sworn to before me this 30 of October, 2023

*[Handwritten Signature]*

Notary Public

**NOTE:** 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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.