## **UNOFFICIAL COPY**

MAIL TO:

Keith Fenceroy

3047 North Lincoln

Avenue, #400

Chicago, IL 60657

SEND

SUBSEQUENT TAX

BILLS TO:

Hunter Chicago, LLC

5338 South Drexel

Chicago, IL 60015

Doc#. 2409924381 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/8/2024 1:42 PM Pg: 1 of 2

Dec ID 20240301648065

ST/Co Stamp 0-921-349-680 ST Tax \$140.00 CO Tax \$70.00

City Stamp 1-142-410-800 City Tax \$1,553.65

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## WARRANTY DEED

## (ILLINOIS) (GENERAL)

CEED LLC Series Condo, an illinois limited liability company ("Grantor"), of 5411 South Hyde Park Boulevard, #3N, Chicago, IL 60615, for and in consideration of Ten & 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS to Ibester Chicago, LLC, a Series LLC, an Illinois Limited Liability Corporation, of 5338 South Dievel Avenue, Chicago, IL 60615 ("Grantee"), the following described real estate (the "Real Estate") situated in the County of Cook and State of Illinois, to wit:

Unit Number 5333-3B in the WINSTON COURT COND DMINIUM, together with its undivided percentage interest in the common elements, as defined and delineated in the Declaration of Condominium recorded as Document Number 25595181, as amended from time to time in Sections 11 and 12, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address of property: 5333 South Dorchester Avenue, #3B, Chicago, IL 60615. PIN: 20-11-416-038-1018.

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements, if any; (c) covenants, conditions and restrictions of record, so long as they do not interfere with the current use and enjoyment of the property.

FIRST AMERICAN TITLE
FILE # AFLOUS 507

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, said Grantor has executed this warranty deed this 5th day of, 2024.
CEED LLC SERIES CONDO, AN ILLINOIS LIMITED LIABILITY COMPANY
By: Sarah Shallwani, Its Manager
STATE of ILLINOIS )
COUNTY of OHE ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sarah Shallwani, Manager on behalf of CEED LLC Series Condo, an Illinois limited liability cor pany, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered said instrument as free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this day of Hor, I

Notary Public:

This instrument was prepared by:

Alexander R. Domanskis Boodell & Domanskis, LLC One North Franklin Street, Suite 1200 Chicago, Illinois 60606

MADE. YN K CHROMY OFFIC:A' SEAL Notary Public - State of Illinois My Commission English March 30, 2020