

UNOFFICIAL COPY

WARRANTY DEED

a Corporation to Individual

Doc#: 2411420178 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/23/2024 11:24 AM Pg: 1 of 2

Dec ID 20240201634189

ST/Co Stamp 0-690-932-272 ST Tax \$615.00 CO Tax \$307.50

City Stamp 1-395-247-664 City Tax \$6,457.50

This agreement, made this 4th day of March 2024, between Shagz Enterprises Inc. a Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Kendra Power

And Khaleu Ibrahim as joint
Wife And Husband } tenants

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does **REMISE, RELEASE, AND CONVEY AND WARRANT** unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

THE EAST THREE (3) FEET OF LOT TWENTY EIGHT (28) AND ALL OF LOT TWENTY-NINE (29) AND THE WEST FOUR (4) FEET OF LOT THIRTY (30) IN BLOCK SIX (6) IN MARTIN LUTHERS COLLEGE SUBDIVISION OF THE NORTH ONE HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5748 W Berenice Avenue, Chicago, IL 60634

PIN: 13-20-210-022-0000

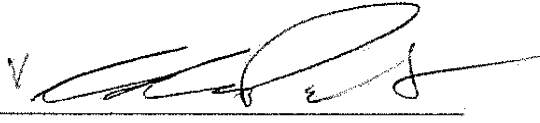
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

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Shagz Enterprises Inc.

By: 
Adam Pudlo, its duly authorized representative

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that , Adam Pudlo President, personally known to me to be the duly authorized representative of, Shagz Enterprises Inc, a Corporation and 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 severally acknowledged that as such representative, he/she signed this instrument as his/her free and voluntary act.

Given under my hand and official seal, this 4th day of March, 2024

Commission expires 7/18, 2026, 
NOTARY PUBLIC

This instrument prepared by: Castle Law, 2 N. 129th Infantry Drive, Joliet, IL 60431

MAIL TO:
ST Chapman, Esq.
Bielski Chapman, Att.
123 N. Wacker Dr #2300
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Kendra Power
Khaled Ibrahim
5748 W Berenice Avenue
Chicago, IL 60634

