

UNOFFICIAL COPY

This document prepared by:
Howard & Howard Attorneys PLLC
Christopher A. Cali, Esq.
200 S. Michigan Ave. Suite 1100
Chicago, Illinois 60604

Doc#: 2413426263 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/13/2024 2:36 PM Pg: 1 of 3

Doc ID 20240501697724

ST/Co Stamp 1-416-476-976 ST Tax \$184.50 CO Tax \$92.25

City Stamp 1-684-912-432 City Tax \$1,937.25

SPECIAL WARRANTY DEED

THE GRANTOR, HONEYBADGERS HOLDINGS LLC, a Nevada limited liability company with an address of 1980 Festival Plz., Ste 300, Las Vegas, NV 89135, for and in consideration of *Ten and No/100 (\$10.00) Dollars*, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **SHAKEEM IYAMAH, Individually**, of 3640 Village Green Dr., Grand Prairie, TX 75052 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:

6528 S. Rhodes Ave., Chicago, Illinois 60637

Permanent Real Estate Index Number(s): 20-22-218-031-0000

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under Grantor (but not otherwise).

SUBJECT TO: (a) taxes and assessments agreed to be paid by Buyer; (b) building and use restrictions and all valid easements, restrictions, reservations, conditions and covenants of record; and (c) all acts of Buyer and Buyer's assigns and successors in title.

THIS IS NOT HOMESTEAD PROPERTY.

[SIGNATURE PAGE TO FOLLOW]

FIRST AMERICAN TITLE
FILE # AF1043261

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 25th day of April, 2024.

GRANTOR:

HONEYBADGERS HOLDINGS LLC,
a Nevada limited liability company

By: Samantha Bonneville
Name: Samantha Bonneville
Title: Manager

STATE OF Nevada)
)ss:
COUNTY OF CLARK)

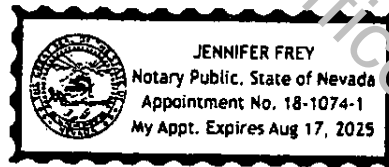
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Samantha Bonneville, as Manager of HONEYBADGER HOLDINGS LLC, a Nevada limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25th day of April, 2024.

Jennifer Frey
Notary Public

Mail all future tax bills to:

~~8110 MYSTIC WOOD AVE~~
~~LAS VEGAS, NV 89113~~
S. Lyman
6528 S. Rhodes, Chicago IL 60637



Mail recorded deed to:

~~8110 MYSTIC WOOD AVE~~
~~LAS VEGAS, NV 89113~~

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

LOT 12 (EXCEPT THE NORTH 3 FEET THEREOF) AND THE NORTH 4 FEET OF LOT 13 IN BLOCK 3 IN OAKWOOD SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

6528 S. Rhodes Ave., Chicago, Illinois 60637

Permanent Real Estate Index Number(s): 20-22-218-031-0000

Property of Cook County Clerk's Office