

# UNOFFICIAL COPY

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24CA8922611NC

(184)

Doc#: 2425730253 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/13/2024 1:17 PM Pg: 1 of 2

Doc ID 20240901696888

ST/Co Stamp 2-023-968-944 ST Tax \$265.00 CO Tax \$132.50

City Stamp 1-099-714-736 City Tax \$2,782.50

## WARRANTY DEED

The Grantor, Pyxis Properties LLC, an Illinois limited liability company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant

and convey unto Darnetta L. Anderson, *unmarried* of 7948 S. Rhodes Apt 3E, Chicago, IL 60619, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2163 IN FREDERICK H. BARLETT'S GREATER CHICAGO SUBDIVISION NO. 5, BEING A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

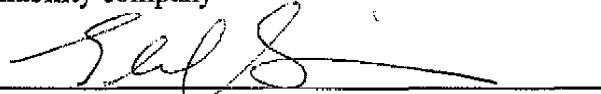
c/k/a 10555 S. King Drive, Chicago, IL 60628  
PIN# 25-15-214-016-0000

SUBJECT TO: (1) general real estate taxes not yet due and payable at the time of Closing; (2) Covenants conditions, and restrictions of record; (3) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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DATED this 5<sup>th</sup> day of Sept, 2024.

Pyxis Properties LLC, an Illinois limited liability company



BY: Edward Garcia  
ITS: Manager

State of Illinois )  
                                  ) SS.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Garcia, Manager of Pyxis Properties LLC, an Illinois limited liability company, person 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5<sup>th</sup> day of September, 2024.



This instrument was prepared by Murray, Jensen & Wilson, Ltd., 101 N. WACKER DR., STE. 610, CHICAGO, ILLINOIS, 60606

MAIL TO:  
Darnetta Anderson  
10555 S. King Dr.  
Chicago, IL 60628

SEND SUBSEQUENT TAX BILLS TO:  
Darnetta L. Anderson  
10555 S. King Drive  
Chicago, IL 60628