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186NW72006X SK
PREPARED BY: 10/4
Dadkhah Law Group
7126 N. Lincoln Ave.
Lincolnwood, IL 60712



Doc# 1836212097 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/28/2018 10:56 AM Pg: 1 of 3

Dec ID 20181101626371
ST/CO Stamp 0-274-643-616 ST Tax \$790.00 CO Tax \$395.00
City Stamp 0-543-079-072 City Tax: \$8,295.00

MAIL TAX BILL TO:

CBA Property Management, LLC
2448-2450 S Oakley Ave
Chicago IL 60608

MAIL RECORDED DEED TO

WARRANTY DEED

GRANTOR, **Anthony Klementzos**, a single man, as to an undivided 50% interest and **Le Chein Rouge, LLC**, for purposes of winding down the limited liability company, as to an undivided 50% interest, an Illinois limited liability company, 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, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **CBA Property Management, LLC**, an Illinois limited liability company, 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, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-30-119-039-0000
Address of Real Estate: 2448 S. Oakley Ave., Chicago, IL 60608

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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18th In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this day of December, 2018.

[Signature]
Le Chein Rouge, LLC

[Signature]
Anthony Klementzos

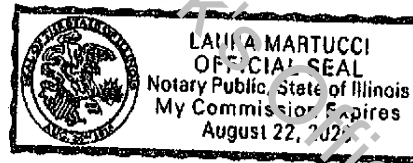
STATE OF Illinois
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Anthony Klementzos, individually and as Manager of Le Chein Rouge, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of December, 2018.

Commission expires August 22 2020

[Signature]
Notary Public



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LEGAL DESCRIPTION

Order No.: 18GNW720064SK

For APN/Parcel ID(s): 17-30-119-039-0000

LOTS 6 AND 7 IN P.M. THOMPSON SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 6 IN LAUGHTON AND OTHERS' SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office