

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
LLC TO LLC

Doc#. 2004447015 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/13/2020 10:13 AM Pg: 1 of 3

Dec ID 20191201662752  
ST/CO Stamp 1-678-539-104 ST Tax \$59.00 CO Tax \$29.50  
City Stamp 1-038-288-224 City Tax: \$619.50

Preparer File: CH19028838A

THE GRANTOR, CHICAGO P.C., LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to 3K PROPERTY INVESTMENTS, LLC a 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 IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: General taxes for the year 2019 and subsequent years

Permanent Real Estate Index Number(s): 25-21-410-025-0000

Address(es) of Real Estate: 11624 S YALE AVE  
CHICAGO, IL 60628


**FIDELITY NATIONAL TITLE** CH19028838A  
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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its MEMBER, this:

3<sup>rd</sup> day of December, 2019.

CHICAGO P.C.,, LLC

By: Patrick Kavanagh  
PATRICK KAVANAGH, MEMBER

REAL ESTATE TRANSFER TAX		05-Dec-2019
	CHICAGO:	442.50
	CTA:	177.00
	<b>TOTAL:</b>	<b>619.50 *</b>

REAL ESTATE TRANSFER TAX		05-Dec-2019
	COUNTY:	29.50
	ILLINOIS:	59.00
	<b>TOTAL:</b>	<b>88.50</b>

25-21-410-025-0000 | 20191201662752 | 1-038-288-224

25-21-410-025-0000 | 20191201662752 | 1-678-539-104

\* Total does not include any applicable penalty or interest due.

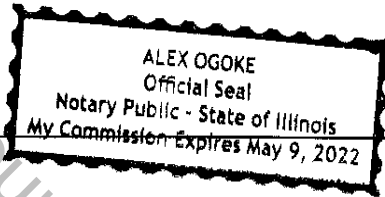
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STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that PATRICK KAVANAGH, personally known to me to be a MEMBER of the CHICAGO P.C., LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such PATRICK KAVANAGH signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 3<sup>rd</sup> day of December, 20 19.

Alex Ogoke  
Notary Public



Prepared by:  
George Oparanozie, Esq.  
Cardinal Legal Group, P.C  
123 W. Madison St. Suite 1400  
Chicago, IL 60602

Mail to:

3K PROPERTY INVESTMENTS, LLC  
123 W. Madison St. Suite 1400  
Chicago, IL 60602

Name and Address of Taxpayer:  
3K PROPERTY INVESTMENTS, LLC  
123 W. Madison St. Suite 1400  
Chicago, IL 60602

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## EXHIBIT A

Order No.: CH19028838A

For APN/Parcel ID(s): 25-21-410-025-0000

For Tax Map ID(s): 25-21-410-025-0000

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LOT 10 AND THE NORTH 1/2 OF LOT 11 IN BLOCK 3 IN DANIEL J. FALLIS ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office