

UNOFFICIAL COPY



WARRANTY DEED

MAIL RECORDED DEED TO:

Louis Bruno
9239 Gross Point Road
Skokie, IL 60077

MAIL TAX BILL TO:

Belmont Real Estate Group, LLC
3181 N. Milwaukee Ave.
Chicago, IL 60618

Doc#: 2105407339 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2021 02:28 PM Pg: 1 of 3

Dec ID 20201101671388
ST/CO Stamp 1-689-412-624 ST Tax \$1,700.00 CO Tax \$850.00
City Stamp 1-075-483-664 City Tax: \$17,850.00

(Reserved for Recordors Use Only)

GRANTOR, **S.K.N. Milwaukee, 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, 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 **Belmont Real Estate Group 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, of Chicago, IL, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit: * OF 3181 N. Milwaukee Chicago IL 60618

THAT PART OF LOT 3 IN DARLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF WEST BELMONT AVENUE AND NORTH AVERS AVENUE (AS OPENED), WHICH CORNER IS 52.00 FEET EAST OF THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID WEST BELMONT AVENUE AND THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID NORTH AVERS AVENUE (AS OPENED) PERPENDICULAR TO SAID SOUTH LINE OF WEST BELMONT AVENUE A DISTANCE OF 43.88 FEET TO ITS INTERSECTION WITH SAID NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE, A DISTANCE OF 183.54 FEET TO THE WESTERLY CORNER OF A BRICK BUILDING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY FACE OF SAID BRICK BUILDING AND ALONG A NORTHEASTERLY EXTENSION OF THE LINE OF SAID NORTHWESTERLY FACE, A DISTANCE OF 84.46 FEET; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 97.6 FEET TO SAID SOUTH STREET LINE AND THENCE WEST ALONG SAID SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 194.62 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number:
Address of Real Estate:

13-26-103-003-0000
3181 N. Milwaukee Ave., Chicago, IL 60618

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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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager.

Dated: ^{January} December 27, 2020. 2021

S.K.N. Milwaukee, LLC

By: Sarju Nair, Manager

[illegible]

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Sarju Nair, Manager of S.K.N. Milwaukee, 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.

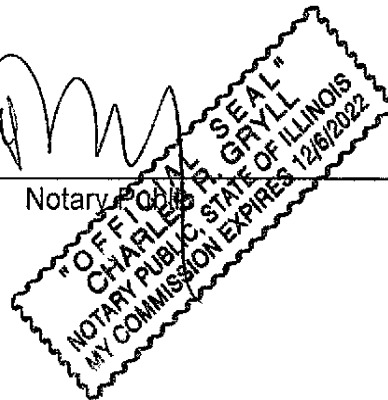
Given under my hand and official seal on ^{January 27} December 27, 2020.

Commission expires

Notary

PREPARED BY:

Gryll Law
6703 N. Cicero Ave.
Lincolnwood, IL 60712



UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

COUNTY OF COOK

Sarju K. Nair, being duly sworn on oath, states that that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- (1) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -

The conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SKN Milwaukee, LLC

By: _____

Sarju K. Nair, Manager

STATE OF ILLINOIS

COUNTY OF COOK

Subscribed and sworn to before me this 27 of January, 2021

Notary Public

