

UNOFFICIAL COPY

Special Warranty Deed



2107619001D

Doc# 2107619001 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/17/2021 09:23 AM PG: 1 OF 2

The GRANTOR, **THE FRANKLIN, LLC**, an Illinois limited liability company and **ALPHA PROPERTY EXCHANGE, LLC**, an Illinois limited liability company

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 Dollars, in hand paid, CONVEY and WARRANT to

EMERALD APARTMENTS, LLC, an Illinois limited liability company

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 14, 15, 16 AND 17 IN THE SUBDIVISION BY WILLIAM H. PHINNEY OF BLOCK 10 IN HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property commonly known as: 3432-40 S Franklin Blvd.
Chicago, IL 60624

PIN #: 16-11-218-028-0000

FIRST AMERICAN TITLE
FILE # 3074173

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public utility easements, if any, existing leases and tenancie and general real estate taxes for 2020 and thereafter.

Dated this 10TH day of March, 2021.

THE FRANKLIN, LLC, an Illinois limited liability company

ALPHA PROPERTY EXCHANGE, LLC an Illinois limited liability company

By:
MARCELA AVRAM, Manager

By:
GABRIEL AVRAM, Manager

REAL ESTATE TRANSFER TAX		16-Mar-2021
	CHICAGO:	27,750.00
	CTA:	11,100.00
	TOTAL:	38,850.00

REAL ESTATE TRANSFER TAX		16-Mar-2021
	COUNTY:	1,850.00
	ILLINOIS:	3,700.00
	TOTAL:	5,550.00

16-11-218-028-0000 | 20210301665968 | 1-896-081-936

16-11-218-028-0000 | 20210301665968 | 1-676-913-168

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

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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 Marcela Avram personally known to me to be the Manager of The Franklin, LLC and Gabriel Avram personally known to me to be the Manager of Alpha Property Exchange, LLC and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers, they signed and delivered the said instrument pursuant to authority given by the Members 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 seal, this 10th day of March, 2021.

Commission expires: 12-08-2022



 Notary Public



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Mail to:

Zachary P. Rustad, Esq.
 Two North Riverside Plaza, Suite 1850
 Chicago, IL 60606

Send subsequent tax bills to:

Emerald Apartment, LLC
 707 Osterman Ave., #1054
 Deerfield, IL 60015

Property of Cook County Clerk's Office