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Doc#. 2111720015 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/27/2021 07:26 AM Pg: 1 of 3

PREPARED BY:

Cohen Dovitz Makowka, LLC
10729 W. 159th Street
Orland Park, IL 60467
(708) 460-7711

Dec ID 20210401604005

ST/CO Stamp 1-475-276-304 ST Tax \$45.00 CO Tax \$22.50

MAIL TAX BILL TO:

Pinnacle Real Estate Investments
Group, LLC
1010 Jorie Blvd., Ste. 32
Oakbrook, Illinois 60523

MAIL RECORDED DEED TO:

Gina Diaz
Diazcase Law
7100 16th St., Ste. 100
Berwyn, IL 60402

WARRANTY DEED

THE, GRANTOR, BULLSEYE CAPITAL REAL PROPERTY OPPORTUNITY FUND, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, having its principal office at 5737 Kanan Rd., Ste. 269, Agoura Hills, California 91301, for and in consideration of the sum of **TEN AND NO/100THS (\$10.00) DOLLARS**, in hand paid, and pursuant to the authority given by the member(s) and/or manager(s) of said company **CONVEYS** and **WARRANTS** to **PINNACLE REAL ESTATE INVESTMENTS GROUP, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN BLOCK 3 IN HOOVER'S SCHOOL ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 646.72 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF MICHIGAN CITY (SCHRUM ROAD), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 30-19-217-003-0000

Commonly known as: 1359 Buffalo Ave., Calumet City, Illinois 60409

Subject to: Easements, covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2019 and subsequent years.

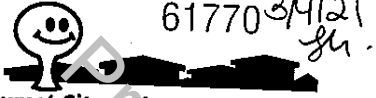
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In Witness Whereof, said Grantor caused its name to be signed to these presents by its Managing Director this 17 day of July, 2020.

By: [Signature]

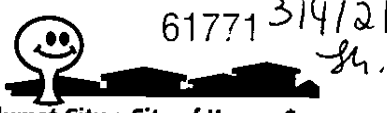
Joel Block, Managing Director
Bullseye Capital Real Property Opportunity Fund, LLC

REAL ESTATE TRANSFER TAX



Calumet City • City of Homes \$ _____
STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

REAL ESTATE TRANSFER TAX



Calumet City • City of Homes \$ _____
California All-Purpose
Acknowledgment
Form Attached

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**, that Joel Block, personally known to me to be the Managing Director of Bullseye Capital Real Property Opportunity Fund, LLC, a Delaware limited liability company, appeared before me this day in person, and acknowledged that as such Managing Director, he signed and delivered said instrument pursuant to the authority given by the shareholders of said limited liability company, as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2020.

Commission expires:

Notary Public

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On July 17th 2020 before me, Carol A. Heiss, Notary Public
(Here insert name and title of the officer)

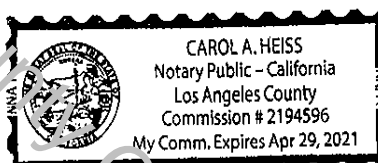
personally appeared Joel Block
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carol A. Heiss
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.