

# UNOFFICIAL COPY

## WARRANTY DEED (ILLINOIS)

Doc#: 2114728232 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/27/2021 02:52 PM Pg: 1 of 3

Dec ID 20210501622995  
ST/CO Stamp 0-500-322-576 ST Tax \$112.00 CO Tax \$56.00  
City Stamp 0-071-597-584 City Tax: \$1,176.00

THE GRANTOR, Buachalla USA LLC, a limited liability company created and existing under 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 No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to:

**Pop Investments LLC**, an Illinois limited liability company with principal office located at 3849 Clifford Ter, Skokie, IL 60076, THE GRANTEE,

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

SUBJECT TO: (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; AND (2) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AS OF THE DATE HEREOF.

Permanent Real Estate Index Number: 25-02-118-057-0000

Address of Real Estate: 9032 S. Woodlawn Ave, Chicago, IL 60619

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1061

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Dated the 5<sup>th</sup> day of May, 2021

BUACHALLA USA, LLC, an  
Illinois limited liability company

By: BUACHALLA SUPERANNUATION FUND,  
Its sole member

Justin Strane  
Justin Strane, its authorized agent/signatory

STATE OF ILLINOIS                    )  
                                                          )SS  
COUNTY OF COOK                    )

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Justin Strane, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that it signed, sealed and delivered the said instrument as its free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal the 5<sup>th</sup> day of May, 2021.

{SEAL}

Mari Mikolajczak  
Notary Public  
My Commission Expires: 10-16-23



This instrument was prepared by Justin C. Strane, Shapiro Strane, LLC, 2502 N. Clark Street, Ste. 236, Chicago, IL 60614.

**UPON RECORDING RETURN TO:**

Alfred S. Dynia & Associates LLC  
710 W. Higgins Rd., Suite 103  
Park Ridge, Illinois 60068  
Attn: Alfred Dynia, Esq.

**SEND SUBSEQUENT TAX BILLS TO:**

Pop Investments LLC  
~~3849 Clifford Ter. 60~~ 6057 N. Troy  
~~Stoke, IL 60076~~  
Chicago 60659

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## EXHIBIT A LEGAL DESCRIPTION

LOT 13 AND THE NORTH 1/2 OF LOT 14 IN ORMOND'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office