

# UNOFFICIAL COPY

## WARRANTY DEED LIMITED LIABILITY COMPANY GRANTOR

Doc#: 2115207416 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/01/2021 11:56 AM Pg: 1 of 3

Dec ID 20210501636074  
ST/CO Stamp 1-922-242-832 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 1-163-143-440 City Tax: \$2,625.00

The Grantor, **PINEA PROPERTIES, LLC, 3432 W. FULTON SERIES, a Series of PINEA PROPERTIES 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 Ten and No/100 Dollars (\$10.00)

and other good and valuable consideration in hand paid and pursuant to the authority given by the Managers of said company, CONVEYS and WARRANTS to **MICHAEL A. PENZATO, II and AMANPREET KAUR, of 2359 Yorkshire Drive, Los Angeles, CA 90065,** not as Tenants in Common but as **JOINT TENANTS**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the property; if any;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not as Tenants in Common but as **JOINT TENANTS**, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Managers this 20<sup>th</sup> day of May, 2021.

**PIN:** 16-11-404-034-0000  
**COMMONLY KNOWN AS:** 3432 W. FULTON BLVD., CHICAGO, IL 60624

**PINEA PROPERTIES, LLC, 3432 W. FULTON SERIES, a Series of PINEA PEROPERTIES LLC, an Illinois limited liability company**

By:

  
\_\_\_\_\_  
**CLAIRE SULLIVAN, Manager**

By:

  
\_\_\_\_\_  
**ANDREA THOMPSON, Manager**

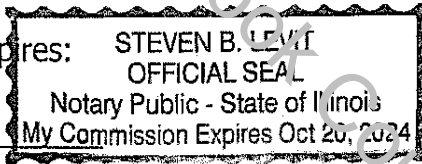
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STATE OF ILLINOIS        )  
                                       ) SS:  
 COUNTY OF COOK         )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **CLAIRE SULLIVAN and ANDREA THOMPSON, Managers of PINEA PROPERTIES, LLC, 3432 W. FULTON SERIES, a Series of PINEA PROPERTIES LLC, an Illinois limited liability company,** are personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20<sup>th</sup> day of May, 2021.

  
 \_\_\_\_\_  
 Notary Public

My commission expires: 

This Instrument Prepared By: STEVEN B. LEVIT  
 LEVIT AND LIPSHUTZ LTD.  
 1120 WEST BELMONT AVE  
 CHICAGO, IL 60657

Send subsequent tax bills to: MICHAEL A. PENZATO , II  
 AMANPREET KAUR  
*and mail to.* *2359 Yorkshire Drive*  
*Los Angeles, CA 90065*

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~  
~~XXXXXXXXXX ST.~~  
~~CHICAGO, IL 606XX~~

*Property of Cook County Clerk's Office*

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## LEGAL DESCRIPTION

Order No.: 21SS00437344NA

For APN/Parcel ID(s): 16-11-404-034-0000

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LOT 29 IN JOHN D. PARKER'S SUBDIVISION OF THE WEST 9 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD AND NORTH OF WEST LAKE STREET, IN CHICAGO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office