

UNOFFICIAL COPY

Doc#: 2120701064 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/26/2021 05:54 AM Pg: 1 of 3

Dec ID 20210701609595

ST/CO Stamp 2-104-494-864 ST Tax \$325.00 CO Tax \$162.50

City Stamp 1-848-118-032 City Tax: \$3,412.50

-- Above Space For Recorder's Use --

Warranty Deed

Grantor, CASARELLA L.L.C., an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to Grantee, 3107 DRAKE LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (d) acts done or suffered by Grantee.

PIN #: 13-26-201-024-0000

Address of Real Estate: 3107 N. Drake, Chicago, IL 60618

Dated as of the 20th day of July, 2021.

Casarella L.L.C., an Illinois limited liability company

By: 

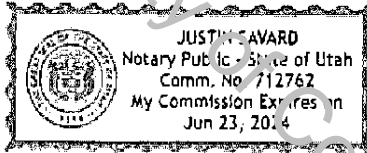
Joel Feldman, Authorized Agent

UNOFFICIAL COPY

State of Utah)
) SS:
County of Summit)

I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Joel Feldman, Authorized Agent of Casarella L.L.C., 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19th day of July, 2021.



[Handwritten Signature]
Notary Public

<p>Mail to:</p> <p>Jennifer LaMell Goldstone, Esq. Horwitch Goldstone & Shaw LLC 1528 Shermer Road Northbrook, IL 60062</p>	<p>Send Tax Bills to:</p> <p>3107 Drake LLC c/o Tzur & Lockwood 1341 W. Fullerton Ave., Unit 288 Chicago, IL 60614</p>
--	---

Document Prepared by:

Joel Feldman
311 North Aberdeen, 3rd Floor
Chicago, Illinois 60607

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 26 IN BLOCK 3 IN S. E. GROSS' SECOND UNTER DEN LINDEN ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 3 AND 4 OF BRAND'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office