UNOFFICIAL



Doc# 2122145091 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 08/09/2021 12:48 PM PG: 1 OF 2

SPECIAL WARRANTY
DEED

GRANTOR,

LEMONBEAN, LLC, an Illinois limited liability company, having the principal office address of 1608 S. Ashland Avenue, #52012, Chicago, IL 60608,

(The Above Space for Recorder's Use Only)

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS with special limited warranties to GRANTEE, BNS PROPERTIES LLC, an Illinois limited liability company, having the principal office address 5500 19TH AVE, MOLINE, IL 61265, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

SEE ATTACHED

Permanent Real Estate Index Number:

16-11-116-025-0000

Common Address of Real Property:

654 N. Monticello Ave., Chicago, IL 50624

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year _______ 2020_____ and subsequent years

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

Chicap THe 21GSA163066LP

06/16/21 /// V.V.

UNOFFICIAL COPY

IN WITNESS	WHEREOF,	said Grantor h	nas caused its	name to be	signed to thes	e presents this
<u>16</u> day of	June	, 2021.				

LEMONBEAN, LLC, an Illinois limited liability company

COUNTY OF San Mintes

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sau Chu Chan, Sole member and Manager of Lemonbean LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrumer (,) ppeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this <u>I ()</u> day of <u>June</u>

REAL ESTATE TRANSFER TAX 27-Jun-2021 COUNTY: 50 00 ILLINOIS: 100.00 TOTAL: 150.00 16-11-116-025-0000

20210601670285 | 1-482-984-720

PREPARED BY:

Cervantes Chatt & Prince P.C. 100 N. LaSalle St., Suite 2207 Chicago, IL 60602

AFTER RECORDING, MAIL TO:

Marshall Richter 5250 Old Orchard 300 SLOWE, IL 60077 MAIL SUBSEQUENT TAX BILLS TO:

BNS Properties, LLC POBOX 6459 EvanDon, IL 60204 Notary Public

My Commission Expires: Dec 24, 2021

สิงเมติสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาสายเกาส TIM D. L^{ie} Notary Public - Califor lia San Mateo Carrier Commission # 2226537 My Comm. Expires Dec 24, 2°21

REAL ESTATE TRA	 27-Jun-2021	
	CHICAGO: CTA: TOTAL:	750.00 300.00 1,050.00 *
16-11-116-025-000	00 20210601670285	0-583-109-904

Total does not include any applicable penalty or interest due.