

UNOFFICIAL COPY

GENERAL WARRANTY DEED
Illinois Statutory
Individual

Doc#: 2123617097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2021 11:42 AM Pg: 1 of 3

Dec ID 20210801641438
ST/CO Stamp 1-007-474-448 ST Tax \$2,400.00 CO Tax \$1,200.00
City Stamp 1-207-715-600 City Tax: \$25,200.00

THE GRANTOR(S), A.S.B. PROPERTIES, LLC, an Illinois Limited Liability Company, of 6674 N. Navajo Ave., Lincolnwood, IL 60712, ("Grantor"), County of Cook, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEE(S), YESHIVAS KESSER YONAH ("Grantee(s)"), a not-for-profit Illinois corporation whose last known address of 3635 West Devon Ave., Chicago, Illinois 60659, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED EXHIBIT A



Permanent Real Estate Index Number(s): 10-35-333-001-0000 & 13-02-106-048-0000


Address(es) of Real Estate: 3650 W. Devon Ave., Lincolnwood, IL 60712 & 3601-3605 W. Devon Ave., Chicago, IL 60659

SUBJECT TO, if any: covenants, conditions, and restrictions of record; public and utility easements, acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Dated this 24th day of May, 2021.

REAL ESTATE TRANSFER TAX		17-Aug-2021
	CHICAGO:	18,000.00
	CTA:	7,200.00
	TOTAL:	25,200.00 *
13-02-106-048-0000 20210801641438 1-207-715-600		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		17-Aug-2021
	COUNTY:	1,200.00
	ILLINOIS:	2,400.00
	TOTAL:	3,600.00
13-02-106-048-0000 20210801641438 1-007-474-448		


A.S.B. PROPERTIES, LLC, an Illinois Limited Liability Company, by Anna Basic, its sole managing member

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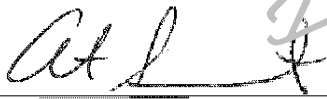
STATE OF Illinois

SS

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that ANNA BASIC, as managing member of A.S.B. Properties, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of May, 2021



Notary Public



Commission expires Feb 18, 2024

Prepared by:

Artapong Sriratana, Esq.
Sadic & Sriratana LLC
22 W. Washington St., Suite 1500
Chicago, IL 60602

Mail to:

SEND SUBSEQUENT TAX BILLS TO:

YESHIVAS KESSER YONAH
3635 West Devon Ave.
Chicago, Illinois 60659

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EXHIBIT A Legal Description

PARCEL 1:

LOT 8 (EXCEPT THE SOUTH 7 FEET THEREOF TAKEN FOR WIDENING OF DEVON AVENUE) IN JOHN PROESEL ESTATE PARTITION, BEING A SUBDIVISION OF SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PARCEL 2:

LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN OLIVER SALINGER AND CO'S SEVENTH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER AND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 10-35-333-001-0000 & 13-02-106-048-0000

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