## UNOFFICIAL CO

Doc#. 2124434248 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/01/2021 03:51 PM Pg: 1 of 3

Dec ID 20210801632501

ST/CO Stamp 0-723-633-936 ST Tax \$209.00 CO Tax \$104.50

City Stamp 0-604-343-056 City Tax: \$2,194.50

### WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Clear Choice Properties, LLC 5133 N Mcvicker Ave Chicago, IL 60630

(The Above Space for Recorder's Use Only)

THE GRANTOR Clear Choice Properties, LLC, an Illinois limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to BNS Properties LLC, an Illinois limite liability company, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-04-104-009-0000

Property Address: 5343 W North Avenue, Chicago, IL 60639

SUBJECT TO: 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 general real estate taxes not due and payable at the time of Closing.

Dated this 6th day of Aug., 2021.

Anas Askar, as manager and sole member

Clear Choice Properties, LLC

FIDELITY NATIONAL TITLE SC21028772

## **UNOFFICIAL COPY**

STATE OF ILLINOIS )
) SS,
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anas Askar 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 in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Giver under my hand and notarial seal, this 6th day of 44945, 2021

NAILA RAZA Chic al Seal Notary Public - scate of Illinois My Commission Expires Oct 13, 2024

Notary Public

THIS INSTRUMENT PREPARED BY David R Sweis Sweis Law Firm PC 1431 Opus Place, Ste 110 Downers Grove, IL 60515

MAIL TO:

Marshall Richter 5250 Old Orchard Rd. Ste. 300 Skokie, IL 60077 GRANTELS ADDRESS
SEND SUBSEQUENT TAX BILLS TO:

BNS Properties LLC 5343 W North Avenue Chicago, IL 60639

REAL ESTATE TRANSFER TAX		10-Aug-2021
	CHICAGO:	1,567.50
	CTA:	627.00
	TOTAL:	2,194,50 *
16-04-104-009-0000	20210801632501	0-604-343-056

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSF	ER 7AX	
	COUNTY:	10-Aug-20;
	LLINOIS:	104,8
	TOTAL:	209.(
16-04-104-009-0000		313,₹
· · · · · · · · · · · · · · · · · · ·	20210801632501	0-723-632 020

# **UNOFFICIAL COPY**

#### EXHIBIT A LEGAL DESCRIPTION

LOT 1 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of County Clerk's Office