

# UNOFFICIAL COPY

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 limited 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

## 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 Cook County Clerk's Office