

# UNOFFICIAL COPY

Warranty Deed  
(ILLINOIS)

Doc#: 2125912571 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/16/2021 03:17 PM Pg: 1 of 2

Dec ID 20210901664400  
ST/CO Stamp 0-399-179-536 ST Tax \$1,600.00 CO Tax \$800.00  
City Stamp 1-647-313-040 City Tax: \$17,684.18

**FIRST AMERICAN TITLE**  
**FILE # AF1005801**

THE GRANTOR(S), BFI, LLC, an Illinois Limited Liability Company, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to Fullerton and ~~of~~ Pulaski Property, LLC, an Illinois Limited Liability Company of Worth the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

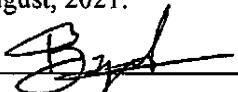
Lots 7, 8, 9 and 10 in Block 2 in C. Bilings' Subdivision of the North 13 acres (except railroad) of the West Half of the West Half of the Northwest Quarter of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 3959 West Fullerton Ave., Chicago, IL 60630

PIN #: 13-35-100-030-0000

SUBJECT TO general real estate taxes for 2021 and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 30th of August, 2021.

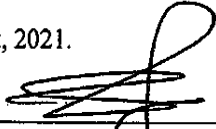
  
\_\_\_\_\_  
Biju Kurian - President (Seal)

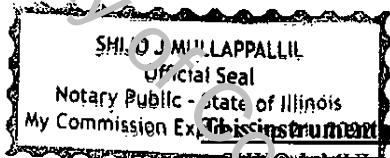
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State of Illinois )  
                          )SS  
County of Cook.  )

I, the undersigned, a Notary Public In and for the County and State aforesaid, **DO HEREBY CERTIFY** that, Biju Kurian, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of August, 2021.

  
\_\_\_\_\_  
Notary Public



**This instrument was prepared**  
SHILPA J. MULLAPPALLIL  
Attorney at Law  
4323 West Irving Park Road, Suite 1B  
Chicago, IL 60641

**Mail to:**

Fullerton and Pulaski Property, LLC, an Illinois Limited Liability Company  
1140 S Harlem Ave  
Worth IL 60482

**Send subsequent tax bills to: + Grantee's Address**

Fullerton and Pulaski Property, LLC, an Illinois Limited Liability Company  
3959 W Fullerton Ave  
Chicago IL 60639