# **UNOFFICIAL COPY**

WARRANTY DEED

**INSTRUMENT PREPARED BY:** 

Michael Forkan Forkan Law 2519 N. California Avenue Chicago, Illinois 60647

MAIL TO:

Casa Oningenille 2236 N. Western Ave. Chicaso IL 60647

MAIL TAX BILLS TG: CASA CHINGON, LLC 2236 N. Western Ave. Chicago, IL 60647 Doc#. 2134842085 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/14/2021 11:20 AM Pg: 1 of 2

Dec ID 20211201667733

ST/CO Stamp 1-142-928-016 ST Tax \$1,205.00 CO Tax \$602.50

City Stamp 1-861-317-264 City Tax: \$12,652.50

#### THIS SPACE RESERVED FOR RECORDER

THE GRANTOR, 2236 WESTERN LLC, An Illinois Limited Liability Company duly incorporated under the laws of the State of Illinois pursuant to the authority of its Members, for and in consideration of TEN DOLLARS, cash in hand paid, does REMISE RELEASE, ALIEN, CONVEYS and WARRANTS to GRANTEE, CASA CHINGON, LLC, An Illinois Limited Liability Company, duly incorporated under the laws of the State of Illinois pursuant to the authority of its Members, whose principal office is located at 2823 W. Armitage Chicago, IL 60647, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, and their heirs and assigns. IN FEE SIMPLE FOREVER, the following described real estate in the County of Cook, State of Illinois, to wit:

#### LEGAL DESCRIPTION:

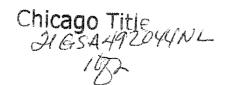
THE NORTH 29 FEET OF LOT 1 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 36), THE SOUTH 14 FEET OF LOT 2 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 36) IN BLOCK 3, IN PERRY P. POWELL'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 7, 9, 10, AND 11 IN PERRY P. POWELL'S SUBDIVISION OF LOTS 3 AND 5 IN THE CIRCUIT COURT PARTITION OF THE POWELL ESTATE IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2236 N. Western Avenue Chicago, IL 60647

PIN: 13-36-213-025-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said



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premises as above described, with the appurtenances, unto the Grantee, and their heirs and assigns in FEE SIMPLE FOREVER.

### THIS IS NOT HOMESTEAD PROPERTY

In witness whereof, said limited liability company has caused this document to be executed on its behalf by its member/manager, NIKKI DUMAS and LOUIS ACERRA, all in accordance with its operating agreement.

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DATED this th day of December, 2021	~ <i>//</i> ~ // /
	Heintlage
2236 WESTERN LLC	2236 WESTERN LLC
BY: NIKKI DUM≜S	BY: LOUIS ACERRA
TS: MEMBER/MANAGER	ITS: MEMBER/MANAGER
STATE OF ILLINOIS )	
COUNTY OF COOK )	
I the undersigned, a Notary Public in and for said DUMAS, personally known to me to be the same per and appeared before me on this day in person, and instrument in her respective position as Member? Was given by the Operating Agreement of said Limited I and purposes therein set forth.	d County in the State aforesaid, CERTIFY THAT: NIKKI erson whose name is subscribed to the foregoing instrument, and acknowledged that she signed, sealed and delivered the anager of said, 2236 WESTERN LLC, pursuant to authority Liability Company as its free and voluntary act, for the uses
Given under my hand and official seal, this	day of
•	<u> </u>
^	
Commission expires Jon 12, 2023,	NOTARY PUBLIC
STATE OF ILLINOIS )	
) SS	DENICE DUMAS
COUNTY OF COOK )	Official Seal Notary Put itc - Itate of Illinois
I the undersigned, a Notary Public in and for said	My Commission 5 pries Jan 12, 2023 1 County in the State aforesaid, CRL P. J.Y. THAT: LOUIS
ACERRA, personally known to me to be the same p and appeared before me on this day in person, as instrument in his respective position as Member/Ma	nd acknowledged that he signed, sealed and delivered the anager of said, 2236 WESTERN LLC, pursuant to authority Liability Company as its free and voluntary act, for the uses
Given under my hand and official seal, this	day of Dec, 20 21
Commission expires, 20_23,	NOTARY PUBLIC
	Officialised UMAS Notary Public official Schilingis My Commission Expires Jan. 12, 2023