

# UNOFFICIAL COPY

Doc#: 2135539026 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/21/2021 06:51 AM Pg: 1 of 3

Dec ID 20211201660838  
ST/CO Stamp 1-981-895-312 ST Tax \$1,785.00 CO Tax \$892.50  
City Stamp 2-119-520-912 City Tax: \$18,742.50

**Chicago Title**

216SA048 327HH<sup>1/5</sup>

## WARRANTY DEED

THE GRANTOR (S): **4444 N. Magnolia LLC**, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **DS Magnolia LLC**, an Illinois limited liability company, as to an undivided fifty percent (50%) interest, and **Kobi Magnolia LLC**, an Illinois limited liability company, as to an undivided fifty percent (50%) interest, as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 14-17-124-012-0000

Commonly known as 4442-~~4442~~<sup>N.</sup> Magnolia Ave., Chicago, Illinois 60640

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantor(s); all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property.

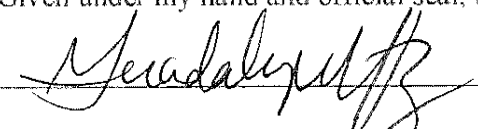
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

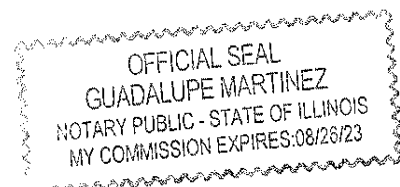
Dated this 25<sup>th</sup> day of November, 2021

  
Peter Huang, as Manager of  
4444 N. Magnolia LLC

STATE OF ILLINOIS,                                      ss.  
COUNTY OF COOK

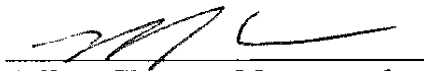
The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peter Huang, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.  
Given under my hand and official seal, this 23<sup>rd</sup> day of November, 2021

  
\_\_\_\_\_(Notary Public)



Warranty Deed 4442-44 N. Magnolia Ave., Chicago, Illinois

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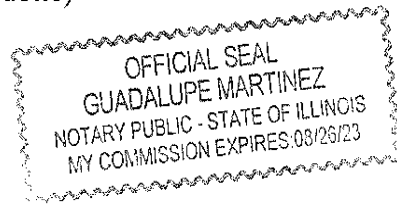
  
Jeffrey Chow, as Manager of  
4444 N. Magnolia LLC

STATE OF ILLINOIS,    ss.  
COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey Chow, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of November, 2021

 \_\_\_\_\_ (Notary Public)



**Prepared by:**

Nery & Richardson LLC  
4258 West 63rd Street  
Chicago, IL 60629

**Mail to:**

Prerolan PC  
8434 Skokie Blvd Ste 200  
Skokie, IL 60077

**Send tax bills to:**

Kobi Magnolia LLC  
21627 N Beacon St Unit 3N  
Chicago, IL 60640

# UNOFFICIAL COPY

*Legal Description:*

LOT 27 (EXCEPT THE NORTH 20 FEET THEREOF) AND THE NORTH 30 FEET OF LOT 28, IN THE SUBDIVISION OF THE WEST 370.25 FEET OF THE EAST 569.25 FEET OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-17-124-012-0000

Commonly known as 4442-44 N. Magnolia Ave., Chicago, Illinois 60640

Property of Cook County Clerk's Office