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Warranty Deed
Statutory (Illinois)



Doc# 2200722047 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2022 03:43 PM PG: 1 OF 4

PT21-78479

1/3

The GRANTOR, 007 CALIFORNIA, INC., an Illinois corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

BIG GUY HOLDINGS LLC SERIES CALIFORNIA, an Illinois series limited liability company of 3501 N. Southport Ave., #222, Chicago, IL 60657

an Illinois limited liability company created and existing under and by virtue of the Laws of the State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 26 IN BLOCK 2 IN WATRISS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 115 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

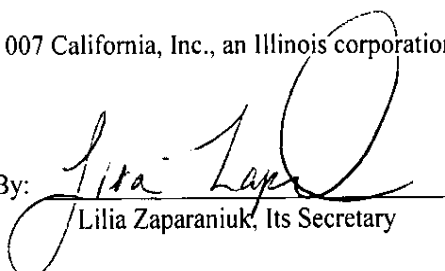
SUBJECT TO: General real estate taxes for 2021 and subsequent years.

Permanent Real Estate Index Number(s): 16-01-412-008-0000

Address(es) of Real Estate: 1007 N. California Ave., Chicago, IL 60622

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Secretary, this 5th day of January, 2022.

1007 California, Inc., an Illinois corporation

By: 
Lilia Zaporaniuk, Its Secretary

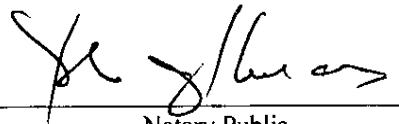
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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LILIA ZAPARANIUK, personally known to me to be the Secretary of 1007 California, Inc., an Illinois corporation, and 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 as such Secretary, she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 5th day of December, 2021.

Commission expires: 12-8-2022



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, IL 60622



Mail to:

Matthew M. Moses, Esq.
15W030 N. Frontage Rd., Suite 100
Burr Ridge, Illinois 60527

Send subsequent tax bills to:

Big Guy Holdings LLC
3501 N. Southport Ave., #222
Chicago, IL 60657

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REAL ESTATE TRANSFER TAX

07-Jan-2022



CHICAGO:	8,062.50
CTA:	3,225.00
TOTAL:	11,287.50

16-01-412-008-0000 | 20220101688095 | 0-555-968-144

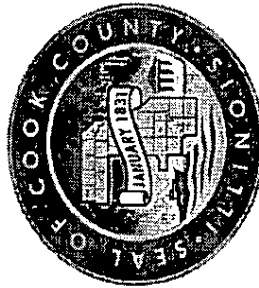
* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX

07-Jan-2022



COUNTY:
ILLINOIS:
TOTAL:

537.50
1,075.00
1,612.50

16-01-412-008-0000

20220101688095

1-693-017-744

Property of Cook County Clerk's Office