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Doc# 2204049030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2022 11:20 AM PG: 1 OF 4

**WARRANTY DEED
ILLINOIS STATUTORY**

MAIL TO:

Eryk Wachnik Law LLC
Attn: Eryk Wachnik
2340 S. River Road, Suite 411B
Des Plaines, IL 60018

NAME & ADDRESS OF TAXPAYER

1435 N Long LLC
1400 Patriot Blvd. #2578
Glenview, IL 60026

THE GRANTOR, **Black Sand Capital Series 1 MB, LLC**, an Illinois limited liability company, of 700 E Ogden Ave, Ste 305, Westmont, Illinois 60559, for and in consideration of TEN and 00/100 DOLLARS, and other good and VALUABLE CONSIDERATION in hand paid, CONVEY(S) AND WARRANT(S) to **1435 N Long LLC**, an Illinois limited liability company, of 1400 Patriot Blvd. #2578, Glenview, Illinois 60026, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever, as FEE SIMPLE.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any.

Permanent Index Number(s): **16-04-112-007-0000**

Commonly Known As: **1435-37 N. Long Avenue, Chicago, IL 60651**

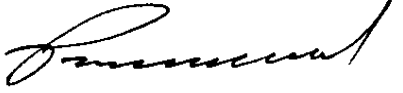
2165A8940676P
UTM 103

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Dated this 20 day of January, 2022.

GRANTOR

Black Sand Capital Series 1 MB, LLC





By: Prashanth Reddy, its Manager

REAL ESTATE TRANSFER TAX		31-Jan-2022
	CHICAGO:	4,920.00
	CTA:	1,968.00
	TOTAL:	6,888.00 *

16-04-112-007-0000 | 20220101605168 | 0-774-611-344

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		31-Jan-2022
	COUNTY:	328.00
	ILLINOIS:	656.00
	TOTAL:	984.00

16-04-112-007-0000 | 20220101605168 | 1-612-276-112

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STATE OF ILLINOIS }
 }ss.
COUNTY OF COOK }

I, the undersigned, Amythyst Marie Hernandez a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Prashanth Reddy**, 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 he sealed and delivered the foregoing instrument as his free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 20 day of January, 2022.



SEAL: [Signature]
Notary Public

My Commission expires on Sept 2, 2025

Prepared by:

Northstone Law LLC
Attn: Allison L. Naylor, Esq.
1016 W. Jackson Blvd., Ste. 509
Chicago, IL 60607

PROPERTY OF Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 21GSA894067LP

For APN/Parcel ID(s): 16-04-112-007-0000

LOTS 39, 40 AND THE SOUTH 10 FEET OF LOT 41 IN BLOCK 4 IN CLIFFORD AND WADLEIGH'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 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
COOK COUNTY CLERK'S OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387