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763528

WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2211522025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/25/2022 02:07 PM PG: 1 OF 6

MAIL TO:

Abraham Fattah
4545 W Armitage Ave
Chicago, IL 60639

NAME & ADDRESS OF TAXPAYER

5329 W NORTH AVE LLC
3737 W Chicago Ave
Chicago, IL 60651

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

THE GRANTOR, **UCLA 1 LLC**, an Illinois limited liability company, of 700 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 **5329 W NORTH AVE LLC**, an Illinois limited liability company, of 3737 W Chicago Ave, Chicago, Illinois 60651, 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): **16-04-105-001-0000**


Commonly Known As: **5329-33 W North Ave, Chicago, IL 60639**

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Dated this 21 day of ~~March~~^{April}, 2022.

GRANTOR

UCLA 1 LLC,
an Illinois limited liability company


By: Prashanth Reddy, its Manager

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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STATE OF ILLINOIS }
 }ss.
COUNTY OF COOK }

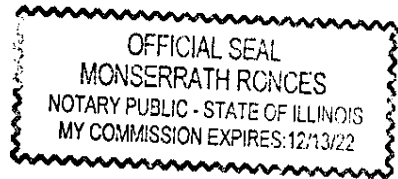
I, the undersigned, Monseccath Ronces, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Prashanth Reddy**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he sealed 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 21 day of April, 2022.

SEAL:

Monseccath Ronces
Notary Public

My Commission expires on 12/13/22



Prepared by:

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

Mail to:

Law Street LLC
360 W Hubbard St
Unit 2412
Chicago, IL 60654

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EXHIBIT A

LOTS 9, 10, AND 11 IN FURNER'S RESUBDIVISION OF LOTS 12 TO 45 BOTH INCLUSIVE IN BLOCK 1 IN SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK OFFICE
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CHICAGO, IL 60602-1387

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CHICAGO, IL 60602-1387

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REAL ESTATE TRANSFER TAX

25-Apr-2022



CHICAGO: 5,625.00

CTA: 2,250.00

TOTAL: 7,875.00 *

16-04-105-001-0000 | 20220401691971 | 0-630-818-704

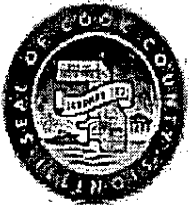
* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

25-Apr-2022



COUNTY:	375.00
ILLINOIS:	750.00
TOTAL:	1,125.00

16-04-105-001-0000

| 20220401691971 | 0-299-337-616