

Doc#: 2215704282 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2022 01:00 PM Pg: 1 of 4

Dec ID 20220601638051
ST/CO Stamp 0-961-568-848
City Stamp 1-625-874-512

**This instrument prepared by and
Return To:**

Shvartsman Law Offices
400 Skokie Blvd., Suite 220
Northbrook, Illinois 60062
Attention: Alena Jotkus

Send subsequent tax bills to:
The Grand BLT LLC
323 E. Wacker Drive, Suite 100
Chicago, Illinois 60601

Commonly known as:
Parcel 1: 3350 W. Evergreen Avenue
Chicago, IL 60651
PIN: 16-02-218-042

Parcel 2: 8332 S. Maryland Avenue
Chicago, IL 60619
PIN: 20-35-300-036

Warranty Deed

THE GRANTOR, BTRE-3 INVESTMENTS, LLC n/k/a GOOD TIMES HOLDINGS, LLC, an Illinois limited liability company, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to **THE GRANTEE**, THE GRAND BLT LLC, an Illinois limited liability company, of 323 E. Wacker Drive, Suite 100, Chicago, Illinois 60601, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

PARCEL 1: LOTS 27 AND 28 IN BLOCK 2 IN WEAGE EBERHARDT AND BARTLETT'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 2 (EXCEPT THE SOUTH 2 FEET THEREOF) OF BLOCK 2 IN J.S. HOFFMAN'S SUBDIVISION OF THE SOUTH 1/2 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 31 day of March, 2022.

BTRE-3 INVESTMENTS, LLC n/k/a
GOOD TIMES HOLDINGS, LLC

By: _____
Name: Ilan Yzadka
Its: Manager

This transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

 Date: 03/31/22

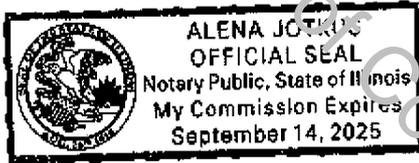
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Ilan Tzadka, Manager of BTRE-3 INVESTMENTS, LLC n/k/a GOOD TIMES HOLDINGS, LLC, 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 signed and delivered the said instrument as such Manager and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of March, 2022.



Alena Jotkus
Notary Public
My Commission expires:
9/14/25

PROPERTY OF COOK County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 31, 20 22

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said _____
this 31 day of March, 20 22
Notary Public [Handwritten Signature]



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated March 31, 20 22

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 31 day of March, 20 22
Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)