

# UNOFFICIAL COPY

Doc#. 2301010028 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2023 10:07 AM Pg: 1 of 3

Warranty Deed

Dec ID 20221201617839  
ST/CO Stamp 1-208-050-512  
City Stamp 1-879-139-152

**GIT**  
41074107 1/8

This instrument was prepared by:

Christopher S Jordan  
141 W Jackson Blvd, Suite 2720  
Chicago, IL 60604

---

**THE GRANTOR, 8320 S. MUSKEGON AVE 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 CHICAGO 2015 II, LLC**, an Illinois Limited Liability Company, all interest in the following described real estate situated in County of Cook, in the State of Illinois, to wit:

SOUTH 10 FEET OF LOT 11 AND LOT 12 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 10, IN THE CIRCUIT COURT PARTITION OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **21-31-400-021-0000**  
Property Address: **8320 S. Muskegon Ave., Chicago IL 60617**

Subject only to the following, if any: 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, so long as they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

Dated this 20 day of December, 2022

8320 S Muskegon Ave LLC, an Illinois Limited Liability Company

BY: Gwendolyn L. Safran (Seal)  
EVAN JONATHAN HARERAS, as Manager,  
President, CEO and Board Member of  
PVOne Capital, LLC as Manager for  
PVOne Properties, LLC, as Member/Manager of  
8230 S. Muskegon Ave LLC

| REAL ESTATE TRANSFER TAX |  | 06-Jan-2023                    |      |
|--------------------------|--|--------------------------------|------|
|                          |  | COUNTY:                        | 0.00 |
|                          |  | ILLINOIS:                      | 0.00 |
|                          |  | TOTAL:                         | 0.00 |
| 21-31-400-021-0000       |  | 20221201617839   1-208-050-512 |      |

STATE OF ~~ILLINOIS~~ Pennsylvania  
COUNTY OF ~~COOK~~ Allegheny

| REAL ESTATE TRANSFER TAX   |  | 06-Jan-2023                    |        |
|--|--|--------------------------------|--------|
|  |  | CHICAGO:                       | 0.00   |
|  |  | CTA:                           | 0.00   |
|  |  | TOTAL:                         | 0.00 * |
| 21-31-400-021-0000   |  | 20221201617839   1-879-139-152 |        |
| * Total does not include any applicable penalty or interest due. |  |                                |        |

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT, EVAN JONATHAN HARERAS is 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 they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20<sup>th</sup> day of December, 2022

Commonwealth of Pennsylvania - Notary Seal  
 Gwendolyn L. Safran, Notary Public  
 Allegheny County  
 My commission expires April 8, 2023  
 Commission number 1261765  
 Member, Pennsylvania Association of Notaries

Gwendolyn L. Safran  
Notary Public

Record and Mail To:

Send Future Tax Bills To:

Chicago 2015 II, LLC  
c/o PVOne  
100 N LaSalle St. Suite 710  
Chicago IL 60602

Chicago 2015 II, LLC  
c/o PVOne  
100 N LaSalle St. Suite 710  
Chicago IL 60602

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Act.

12/20/22  
Date [Signature]  
Buyer, Seller or Representative

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

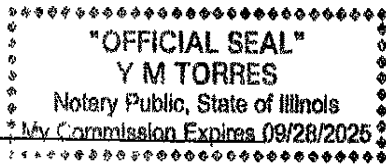
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/20/22

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 22 DAY OF Dec 2022

NOTARY PUBLIC [Handwritten Signature]



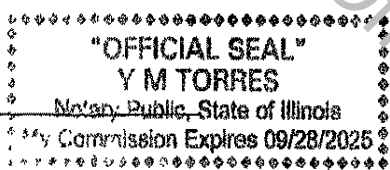
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/20/2022

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 20 DAY OF Dec 2022

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]